



Croft Hill Road, Glasgow G44 5QJ

welcome to Crofthill Road, Glasgow

- Stunning Unique Upper Cottage Flat
- Bright Spacious Lounge With Bay Window
- Open Plan Stunning Fitted Kitchen
- Two Bedrooms
- Master En-Suite Shower Room

Tenure: Freehold EPC Rating: C

offers over

£115,000

Offering to the market this generously proportioned and unique upper cottage flat should not fail to impress upon inspection.

Enjoying a prime position within this popular pocket of Kings Park the interior comprises welcoming entrance hallway, bright spacious bay window lounge, open plan fitted kitchen with wall and floor mounted units, two good sized bedrooms (master with en-suite shower room) and family bathroom with three piece suite.

Externally the property enjoys rear gardens. The property also benefits from having gas central heating and on street parking. Viewing is essential in order to appreciate the size, style and quality contained within.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations.

Excellent schooling can also be found locally both at primary and secondary levels.

Early viewing advised.

Entrance Hallway

Lounge

16' 3" Max x 10' 9" Max (4.95m Max x 3.28m Max)

Open Plan Kitchen

15' x 6' 2" (4.57m x 1.88m)

Bedroom One

15' x 10' 8" Max (4.57m x 3.25m Max)

En-Suite

6' 5" x 6' 4" (1.96m x 1.93m)

Bedroom Two

11' x 9' 3" (3.35m x 2.82m)

Bathroom

7' x 5' 6" (2.13m x 1.68m)

view this property online allenandharris.co.uk/Property/BSD108453



Property Ref:
BSD108453 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online allenandharris.co.uk/Property/BSD108453

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BSD108453 - 0004



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk