



**Crofthill Road, GLASGOW G44 5QQ**

**welcome to**

## **Croft Hill Road, GLASGOW**

- Stunning Lower Cottage Flat
- Open Plan Lounge / Raised Dining Area
- Modern Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£115,000**

Having been maintained to an exacting standard by the existing owner this generously proportioned and unique lower cottage flat should not fail to impress upon inspection.

Enjoying a prime position within this popular pocket the interior comprises welcoming entrance hallway, attractive formal lounge with open plan rased dining room, modern fitted kitchen with wall and floor mounted units, two good sized bedrooms (one with bay window) and modern bathroom with three piece suite.

Externally the property enjoys driveway to the front of property and garden to the rear. The property also benefits from having gas central heating and double glazing. 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.

### **Entrance Hallway**

### **Lounge / Dining Room**

17' 7" Max x 14' 9" Max ( 5.36m Max x 4.50m Max )

### **Kitchen**

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

### **Bedroom One**

16' 1" Into Bay x 10' 9" ( 4.90m Into Bay x 3.28m )

### **Bedroom Two**

11' 1" x 9' 4" ( 3.38m x 2.84m )

### **Bathroom**

6' 8" x 5' 2" ( 2.03m x 1.57m )

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**Property Ref:**

BSD108341 - 0003

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