



Ardmay Crescent, Glasgow G44 4PU

welcome to

Ardmay Crescent, Glasgow

- Stunning Lower Cottage Flat
- Bright Spacious Lounge With Patio Doors
- Fitted Kitchen
- Dining Room / Bedroom Three
- Two Bedrooms (One With Bay Window)

Tenure: Freehold EPC Rating: C

offers over

£120,000

**** CLOSING DATE THURS 17TH APRIL 2025****

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.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge with patio doors leading to rear garden, modern fitted kitchen displaying base and wall mounted units, dining room / bedroom three, two generously proportioned double bedrooms (one with bay window) and modern bathroom completes the accommodation.

Externally the property offers maintained level landscaped gardens which are located to the rear and driveway providing off street parking to the front.

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. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Entrance Hallway

Lounge

15' x 12' 1" Max (4.57m x 3.68m Max)

Kitchen

6' 5" x 6' 3" (1.96m x 1.91m)

Dining Room / Bedroom Three

12' 3" x 6' 3" (3.73m x 1.91m)

Bedroom One

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

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bathroom

6' 8" x 5' 11" (2.03m x 1.80m)

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Property Ref:

BSD108758 - 0003

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