

Croftside Avenue, Glasgow G44 5NF



welcome to

Croftside Avenue, Glasgow

- Stunning Lower Cottage Flat
- Bright Spacious Lounge
- Open Plan Dining Area
- Fitted Kitchen
- Two Good Sized Bedrooms

Tenure: Freehold EPC Rating: C Council Tax Band: B

offers over **£120,000**

Offering to the market this generously proportioned lower cottage flat situated in popular location.

The interior comprises of welcoming reception hall with storage off, spacious lounge with open plan dining room, fitted kitchen displaying base and wall mounted units, two generously proportioned double bedrooms (one with bay window) and shower room completes the accommodation.

Externally the property offers maintained level landscaped gardens which are located to the rear and off street parking to the front The property has gas central heating.

Early viewing is advised.

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 / Open Plan Dining

17' 7" Max x 15' (5.36m Max x 4.57m)

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

Bedroom One

15' 4" Into Bay x 10' 5" (4.67m Into Bay x 3.17m)

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

Shower Room

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

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Property Ref: BSD108869 - 0002 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.

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0141 613 3992



Burnside@allenandharris.co.uk

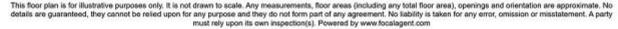


240 Stonelaw Road, Rutherglen, GLASGOW, Lanarkshire, G73 3SA



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