



Croftfoot Road, Glasgow G44 5JS

welcome to Croftfoot Road, Glasgow

- Beautiful Lower Cottage Flat
- Bright Spacious Lounge
- Two Generous Size Bedrooms
- Bedroom Three/ Study
- Early Viewing Advised

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

offers over
£110,000

Allen & Harris are delighted to present to the market this generously proportioned lower cottage flat situated within this popular locale.

Enjoying a prime position within this popular pocket, the interior comprises welcoming entrance hallway, bright formal lounge, modern fitted kitchen with a range of base and wall mounted units. Three bedrooms and family bathroom with three piece suite.

Externally the property enjoys a front & rear garden and gas central heating. 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.

Early Viewing Advised.

Living Room

14' 9" x 12' 2" (4.50m x 3.71m)

Kitchen

6' 8" x 6' 5" (2.03m x 1.96m)

Bedroom 1

14' 9" x 10' (4.50m x 3.05m)

Bedroom 2

11' x 9' 4" (3.35m x 2.84m)

Bedroom 3 / Study

11' 8" x 6' 3" (3.56m x 1.91m)

Bathroom

7' x 5' 1" (2.13m x 1.55m)

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Property Ref:
BSD108916 - 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.

Allen & Harris Scotland is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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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

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