









### 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

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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

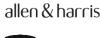
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