



Montford Avenue, Glasgow G44 4PA

welcome to Montford Avenue, Glasgow

- Upper Cottage Flat
- Spacious Lounge
- Three Well Proportioned Rooms
- Family Bathroom
- Garden To The Rear

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

offers over
£110,000

Allen & Harris are delighted to present to the market this three-bedroom upper cottage flat offers comfortable living in a sought-after location. Inside, you'll find a fitted kitchen with units and appliances, along with a family bathroom. Each room is well-proportioned, and the flat benefits from excellent storage throughout.

Externally, this property provides a generous rear garden-perfect for relaxing or entertaining in the warmer months.

Ideal for first-time buyers, young professionals, or anyone looking to downsize without compromising on space and outdoor living. Early viewing is recommended.

Kitchen

6' 5" x 6' 4" (1.96m x 1.93m)

Living Room

15' x 12' 2" (4.57m x 3.71m)

Bedroom 1

16' 6" x 10' 9" (5.03m x 3.28m)

Bedroom 2

10' 9" x 9' 5" (3.28m x 2.87m)

Bedroom 3

12' 2" x 6' 4" (3.71m x 1.93m)

Bathroom

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

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Property Ref:
BSD108998 - 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.

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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