



Montford Avenue, GLASGOW G44 4NX

welcome to

Montford Avenue, GLASGOW

- Lower Cottage Flat
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Two Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

£105,000

Offering to the market this generously proportioned and unique lower cottage flat should not fail to impress upon inspection.

Enjoying a prime position within this popular pocket the interior comprises welcoming entrance hallway, attractive formal lounge, modern fitted kitchen with wall and floor mounted units, two good sized bedrooms and family bathroom with three piece suite.

Externally the property enjoys private front and rear gardens and on street parking. The property also benefits from having 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.

Excellent schooling can also be found locally both at primary and secondary levels.

Entrance Hallway

Lounge

16' 3" Into Bay x 11' (4.95m Into Bay x 3.35m)

Kitchen

12' 4" Max x 6' 2" (3.76m Max x 1.88m)

Utility Room

6' 5" x 6' 2" (1.96m x 1.88m)

Bedroom One

15' 1" x 12' 3" Max (4.60m x 3.73m Max)

Bedroom Two

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

Bathroom

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Property Ref:
BSD108395 - 0002

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