



SOLICITORS & ESTATE AGENTS



**LOWER COTTAGE FLAT
45 GRANDTULLY DRIVE, KELVINDALE G12 0DP
OFFERS OVER £97,500**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Modern LOWER COTTAGE FLAT within popular and successful West End development. The property could benefit from some cosmetic improvement however at present has a specification to include gas central heating served by a Worcester boiler, replacement PVC double glazing and modern shower room.

The property offers easily maintained accommodation with main door access. Oval double glazed and PVC panelled front door onto entrance hall, near 18' lounge with recessed storage cupboard, secondary hall with additional recessed storage cupboard, bedroom to rear overlooking garden and built-in fitted wardrobes, breakfasting kitchen at present comprising floor and wall mounted veneer fronted units with complimentary work tops, tiled splash back and colour co-ordinated oven, hob and hood, modern fitted shower room comprising three piece suite.

Private gardens. Residents and guest off street parking adjacent.

The property is convenient for good local amenities offered within the West End and is only minutes from Clevedon Road, Great Western Road and Maryhill Road with excellent public road transport and shopping.

EPC Rating

C

Measurements

<u>LOUNGE</u>	<u>17'9 (5.41m) x 11'7 (3.53m)</u>
<u>BEDROOM</u>	<u>10'0 (3.06m) x 9'0 (2.74m)</u>
<u>KITCHEN</u>	<u>10'0 (3.06m) x 6'2 (1.88m)</u>
<u>SHOWER ROOM</u>	<u>6'2 (1.88m) x 5'8 (1.74m)</u>



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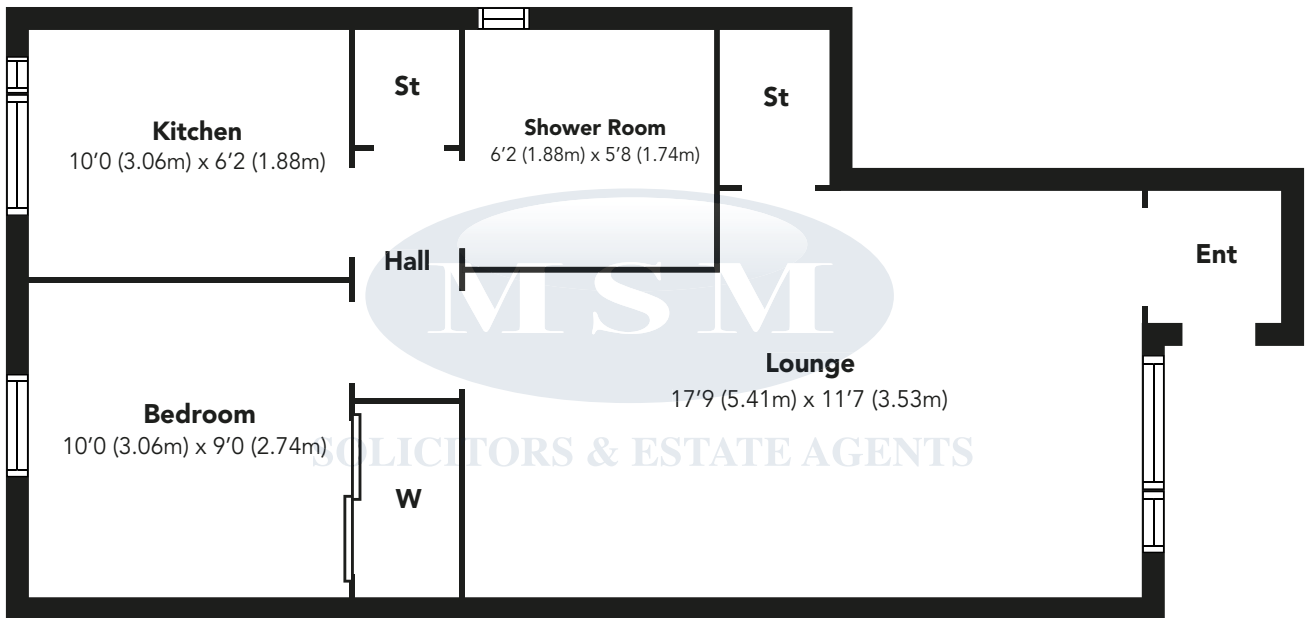
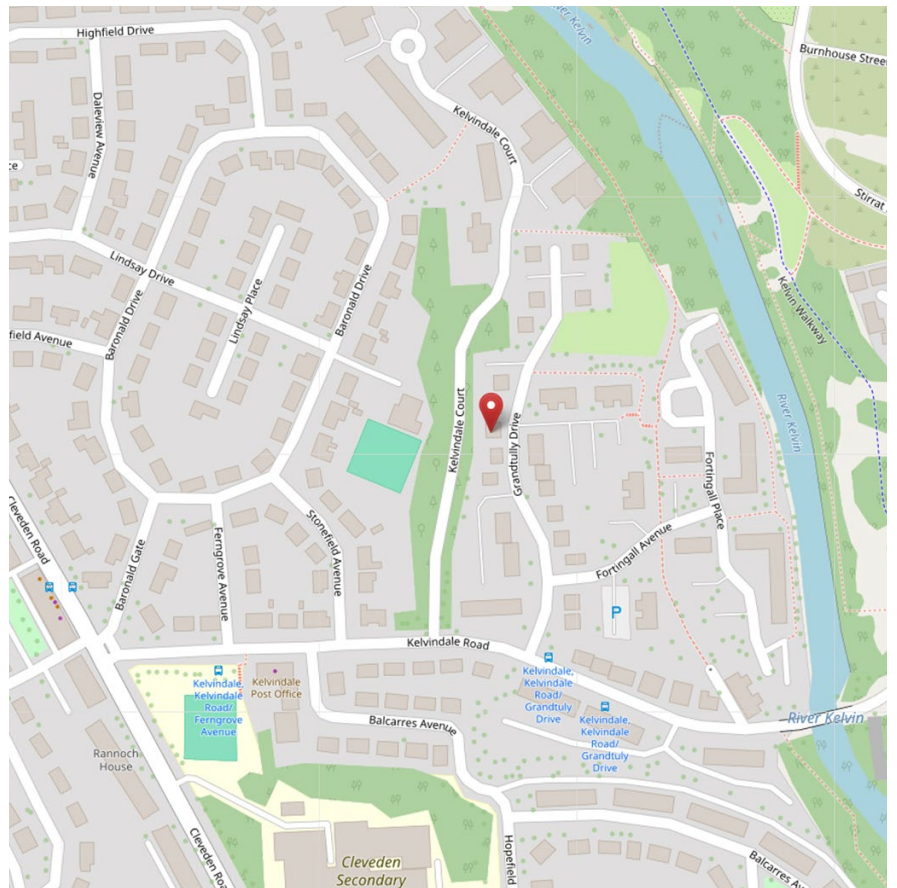
Travel Directions

Travelling north along Clevedon Road from the junction with Great Western Road turning right before the shops onto Kelvindale Road left onto Grandtully Drive and number 45 is near the top of the cul-de-sac on left.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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