



**SOLICITORS & ESTATE AGENTS**



**UPPER COTTAGE FLAT**  
**50 THORNLEY AVENUE, KNIGHTSWOOD G13 3BY**  
**Offers Over £125,000**



**VIEWING**

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

## Description

UPPER COTTAGE FLAT within one of the districts most sought after addresses and centrally situated nearby excellent amenities including Bankhead Primary, local shops on Alderman Road and good public transport. In addition, the property is only a few minutes away from Knightswood park and golf course, Knightswood High School and Anniesland Cross etc.

Entry to the property is via a replacement PVC front door. Entrance hall with stairs to upper reception hall with good natural light provided by window to side. Cloaks/storage cupboard. Lounge/dining room to front with shallow bay window and enjoying southerly aspects. Two double bedrooms. "Galley" kitchen with window to front and comprising floor and wall mounted veneer fronted units with complimentary work tops, tiled splash back and integrated oven and hob. In addition there is also a deep pantry/utility cupboard. Partially tiled bathroom comprising three piece suite with electric shower above bath.

The specification includes gas central heating and double glazing. Driveway to side providing off street parking. Garden to the side in addition to shared drying area to the rear.

## EPC Rating

C

## Measurements

<u>RECEPTION HALL</u>	<u>16'8 (5.10m) x 4'8 (1.42m)</u>
<u>LOUNGE/DINING</u>	<u>15'11 (4.86m) x 14'5 (4.39m)</u>
<u>BEDROOM ONE</u>	<u>13'8 (4.17m) x 12'6 (3.80m)</u>
<u>BEDROOM TWO</u>	<u>11'9 (3.58m) x 9'1 (2.77m)</u>
<u>KITCHEN</u>	<u>11'0 (3.36m) x 5'9 (1.75m)</u>
<u>PANTRY</u>	<u>4'3 (1.30m) x 3'7 (1.10m)</u>
<u>BATHROOM</u>	<u>8'0 (2.45m) x 4'9 (1.44m)</u>



## **VIEWING**

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



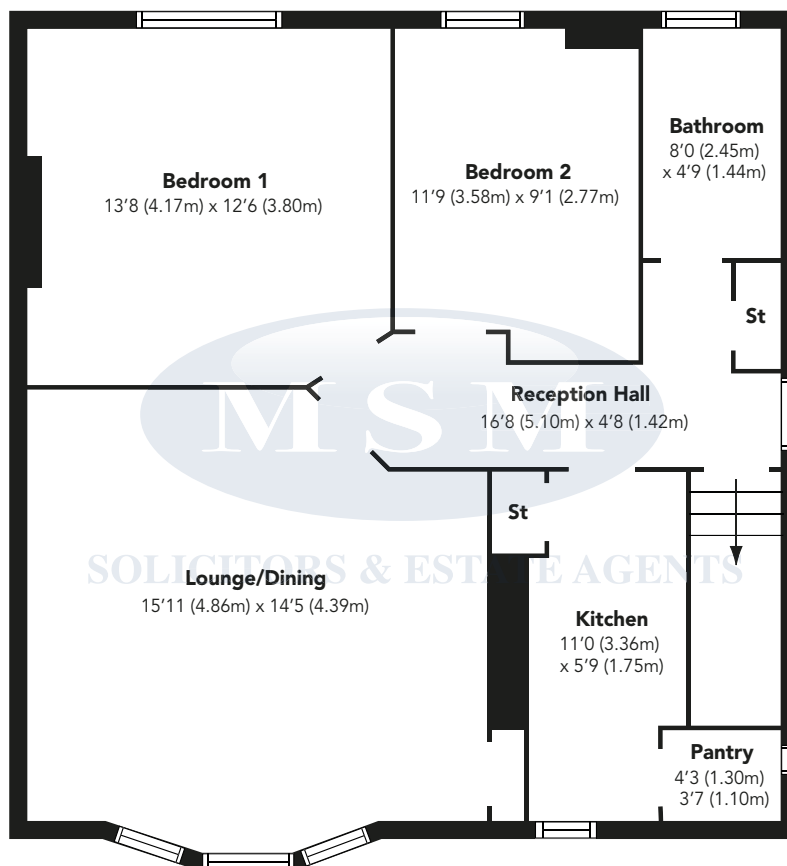
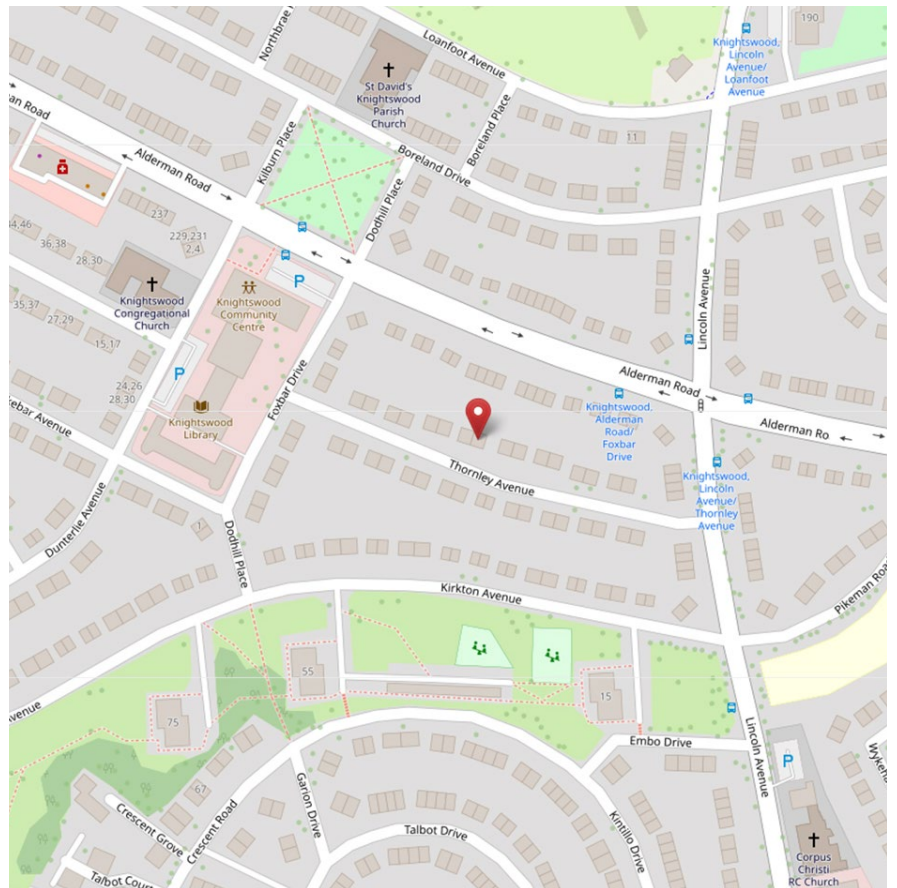
## Travel Directions

Travelling south along Lincoln Avenue from the junction with Alderman Road turn first right onto Thornley Avenue and number 50 is on your right.

## Viewing

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

**rightmove**  
find your happy

**Zoopla.co.uk**