



SOLICITORS & ESTATE AGENTS



LOWER COTTAGE FLAT
101 FRIARSCOURT AVENUE, KNIGHTSWOOD G13 2LF
Offers over £129,995



VIEWING

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

Description

Set amidst carefully laid out private gardens to both front and rear, this larger LOWER COTTAGE FLAT offers a flexible layout and occupies an enviable position within this sought after high amenity district. Situated nearby Monksbridge Park, the property is only minutes from local shops, nearby M&S Food, Aldi, excellent road and rail transport and schooling at nursery, primary and secondary levels.

Twin outer doors onto entrance vestibule which leads to attractively decorated 20' reception hall with deep recessed storage cupboard. Impressive 15' lounge with twin window formation to front, with the focal point being an inset multi fuel burner with slate hearth and mahogany mantel and laminate wood effect flooring. From the lounge there is access to a larger style breakfasting kitchen with window and door onto rear garden. The preparation area comprises floor and wall mounted polished white veneer fronted units with complimentary work tops, mosaic splash back and integrated oven, hob and hood. In addition there is a deep pantry/utility cupboard. There are three generous sized bedrooms (one of which could be used as a separate dining room). Modern fitted and partially tiled bathroom comprising three piece suite with independent shower above bath.

The specification includes gas central heating and timber framed double glazing. Private gardens to both front and rear with additional shared drying area.

EPC Rating

D

Measurements

RECEPTION HALL	20'0 (6.10m) x 3'9 (1.14m)
LOUNGE	15'0 (4.58m) x 11'10 (3.61m)
KITCHEN	10'0 (3.06m) x 8'1 (2.46m)
BEDROOM ONE	15'8 (4.80m) x 12'1 (3.67m)
BEDROOM TWO	12'0 (3.66m) x 11'2 (3.41m)
BEDROOM THREE	12'0 (3.66m) x 7'10 (2.40m)
BATHROOM	7'1 (2.18m) x 6'0 (1.83m) at its widest points



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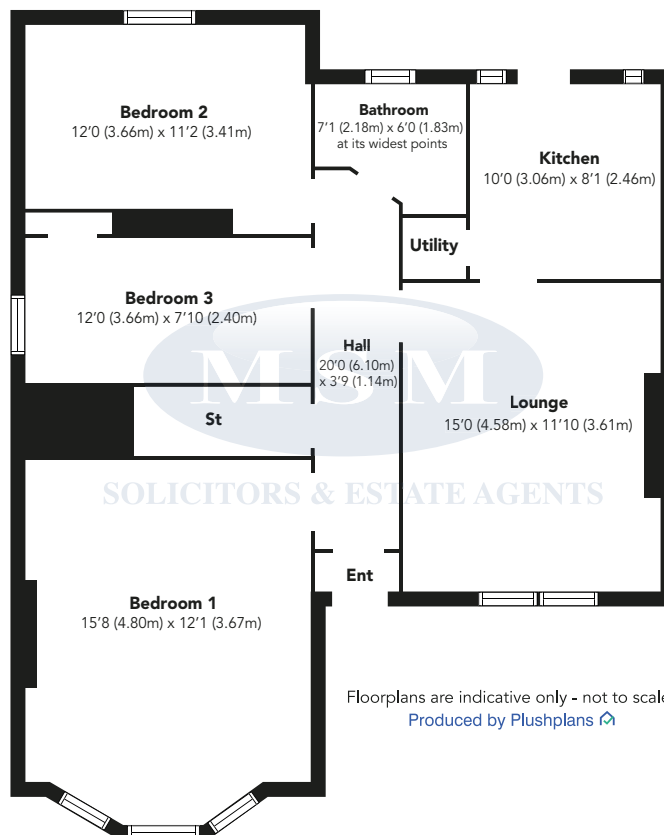
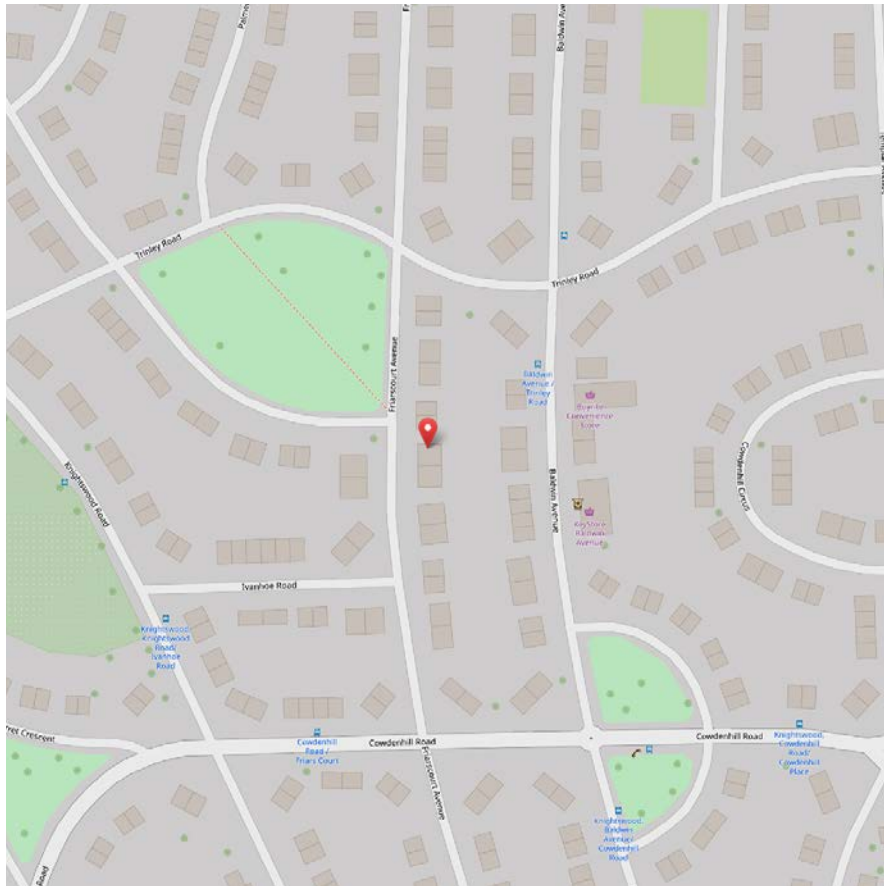
Travel Directions

Travelling north along Baldwin Avenue from Knightswood Cross turn third on the left onto Friarscourt Avenue, straight ahead at the junction with Cowdenhill Road and number 101 is on left before Monksbridge Park.

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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.



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.