



Croft Hill Road  
Croftfoot, Glasgow  
G44 5NW

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## Offers Over £115,000

A really nice example of a much improved lower cottage flat with the added advantage of an excellent basement area.

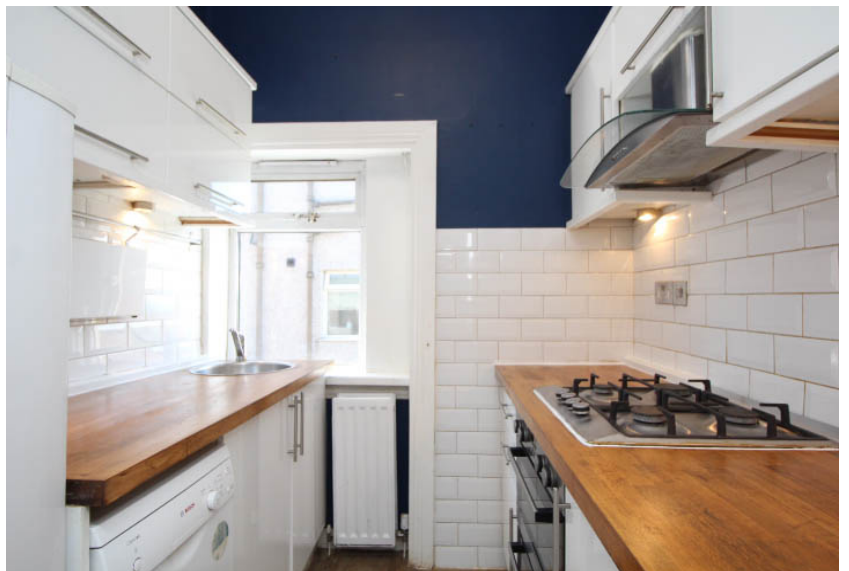
This property is one of only a few in the area that has a level access from the main road and from here there are beautifully kept gardens to both the front and the rear.

The property itself has a well maintained render exterior beneath a hipped tiled roof.

At the front the front garden has been improved to create an off-road parking option for two vehicles and has a slabbed and chipped parking space.

The larger garden is at the rear and comprises a large decked area with astroturf on it and then steps leading down to a further low maintenance chips stone area with small wooden sheltered seating area at the corner. The garden is private and surrounded by well kept shrubs and hedge.

Internally the property has been much improved and is in great condition throughout having been recently redecorated, has quality carpets and modern bathroom and kitchen.



## Home Report Valuation £120,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP767953  
Postcode: G44 5NW

Council Tax Band B

EPC Rating C



The accommodation comprises entrance hallway with lovely tiled floor and walk-in cupboard to one side. The main lounge living room is open plan has quality tiled flooring, focal point fireplace and at the far side French doors which open directly to the rear garden.

The kitchen has arranged of floor and wall storage units with integrated sink and built-in hob oven and hood. Window to the side and natural wood worktop surface areas.



There are two double bedrooms with the master bedroom having the benefit of a cleverly created en suite shower room.

The bathroom has also been improved with the addition of quality storage units along one side which integrate the sink and the w.c. and leaves ample sample space for a large shower cabinet

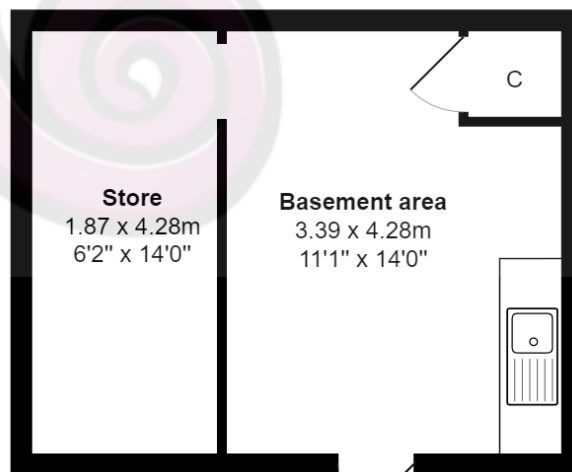
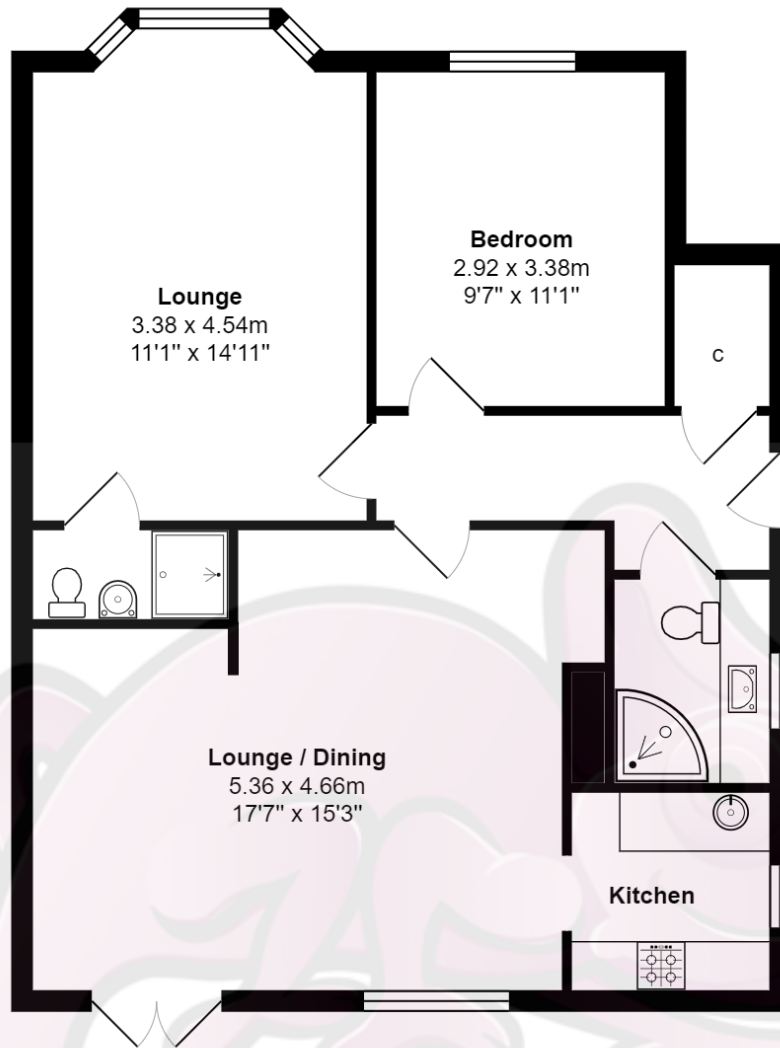
The other feature of this property is the basement area which is accessed from the rear and comprises a storage space of just under 6 feet in height where there is a further sink at one corner, an additional downstairs toilet and a general area which is great for a games room /garden room. This space also leads into the remaining subfloor area which is ideal for additional storage.



The property for the benefits from gas central heating, double glazing and has an alarm system.

## Vendor Comments

*This has been a great property and has some excellent views at the rear towards the Campsie Hills and Glasgow.*



Total Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>

## Location

The property is situated within the popular Croftfoot area to the south side of Glasgow and is conveniently placed for access to all local amenities including schools at both primary and secondary school levels, shops and public transport services. In addition to this there are excellent road links close by giving easy access to Glasgow city centre.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

