



Lammermoor Avenue
Glasgow
G52 3BG

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Offers Over £99,000

A well presented Upper Cottage Flat which is situated in one of the quieter locations and yet is very handy for local amenities, public transport links and convenient access to Glasgow city centre.

The property has a render exterior beneath a hipped, tiled roof and the benefit of an enclosed private garden area to the rear and a single car garage. The rear garden area is enclosed by timber fence and consist of a good size lawn area with chipstones,

The garage is concrete sectional with a metal up and over door. Power and light supplied and courtesy door to the side.

The property is accessed via pvc front door with stairs leading to the hallway.

The hallway has access to all main apartments with the lounge having a nice open outlook over the neighbouring gardens. Adjacent to the lounge is a dining room which many owners use as a third bedroom if required.



Home Report Valuation
£105,000

www.packdetails.com

Council Tax Band C

EPC Rating C



Fitted kitchen with a mix of floor standing and wall mounted units with some in beech and some blue with contrasting worktop surface area and space for fridge freezer and space under the work surfaces for a washing machine. Integrated oven, hob and hood and a stainless steel sink. Window to the side.

There are two double bedrooms, one of which has a large walk in storage cupboard and the other having built in wardrobes with sliding mirrored doors and an additional cupboard at the far side.



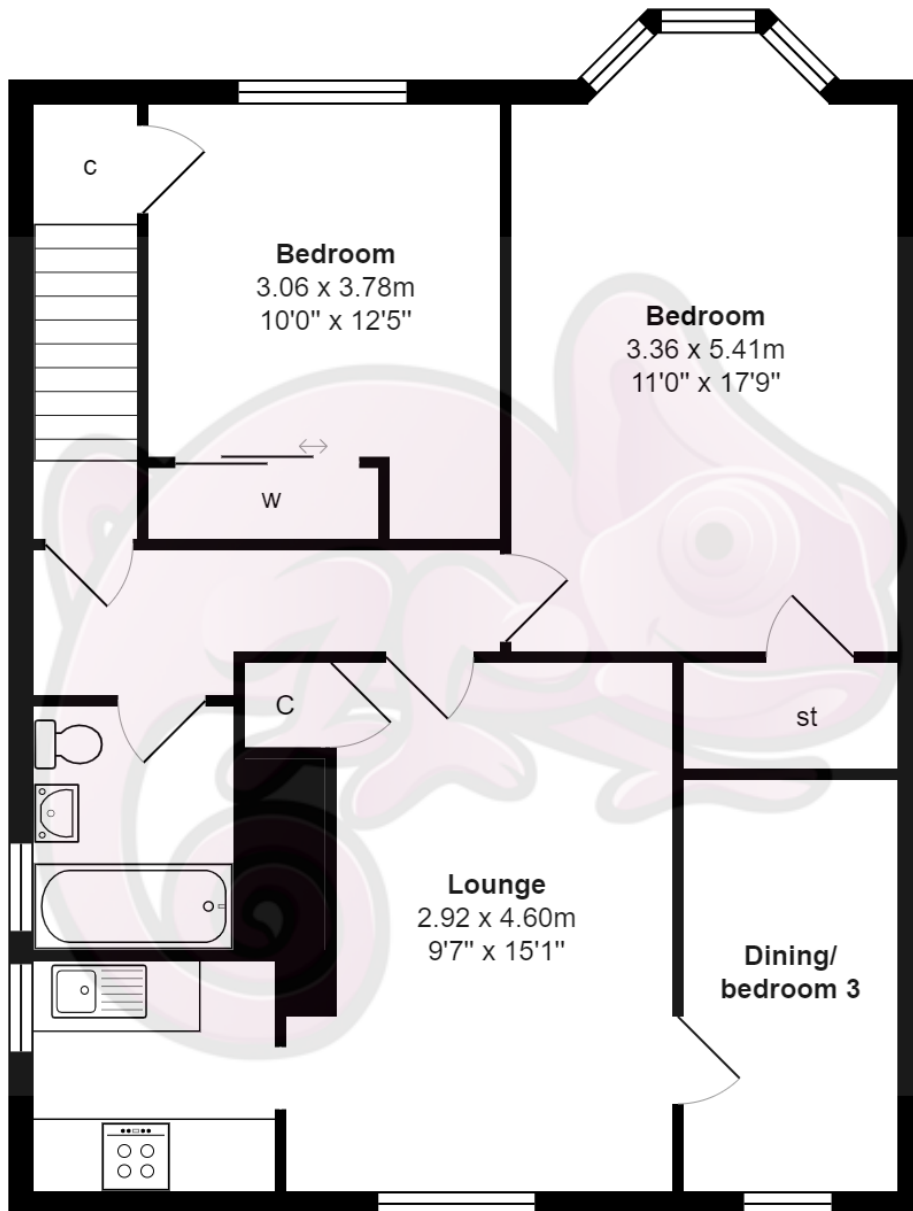
The bathroom has a three piece suite comprising white panelled bath with mains shower and folding glass screen. Wash hand basin, w.c.. and a window to the side.

The property further benefits from gas central heating and double glazing.



Vendor Comments

This has been a flat that we have owned for many years now and has been used as a very successful buy to let. The single garage is a real bonus.



All measurements are approximate and for display purposes only

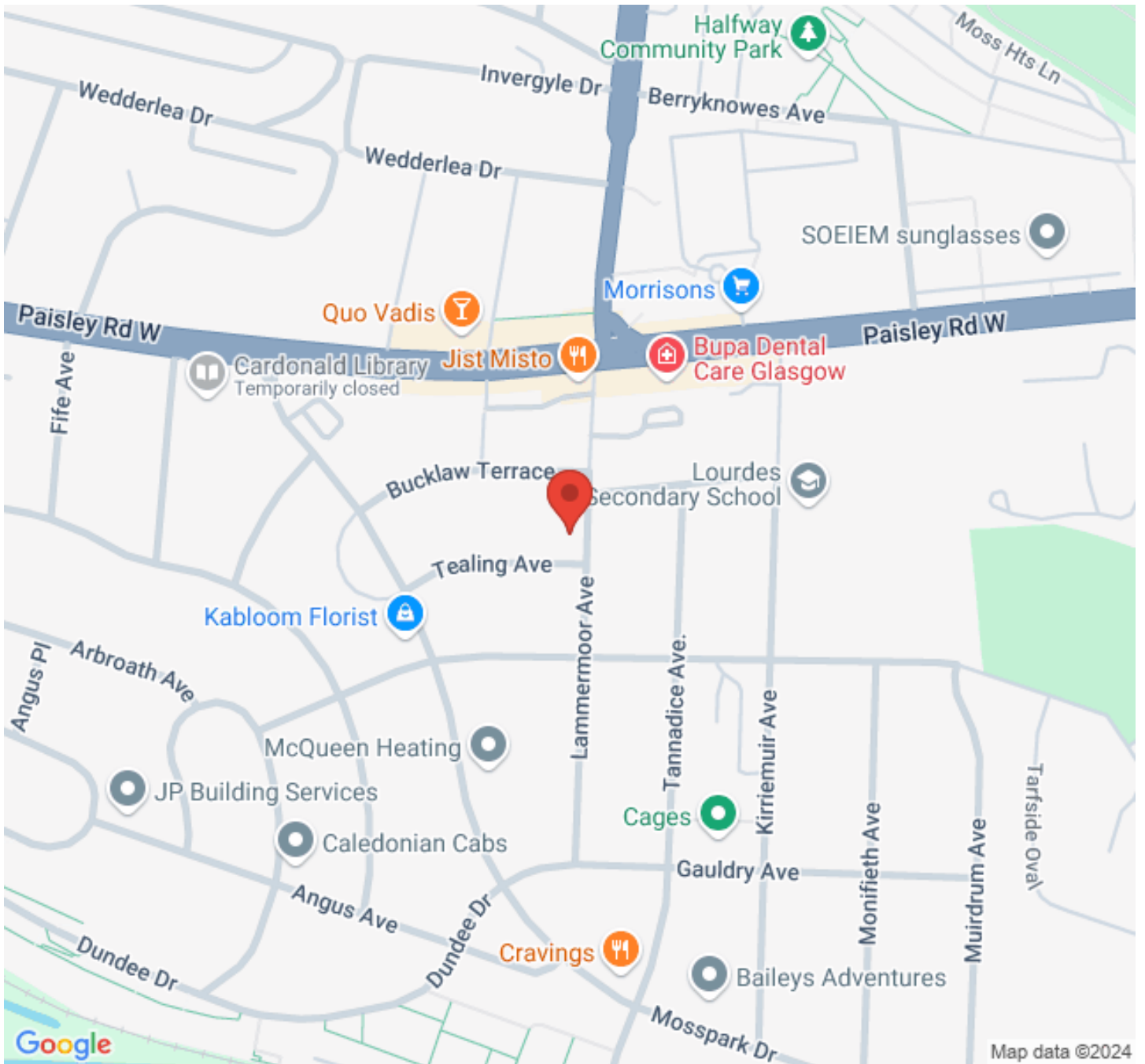
Total Area: 72.0 m² ... 775 ft²

Location

The property is ideally located close to local shops, restaurants and public transport facilities including Moss Park Train Station which is within walking distance near Paisley Road West.

Situated close by are various nursery, primary, secondary and further education facilities. Other local facilities include, Bellahouston Park and Sports Centre. The property is conveniently located for two major shopping centres, Braehead near Renfrew and Silverburn in Pollok. The property is also ideally located for commuters accessing the main M8, & M77 motorway network and the Clyde Tunnel.





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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.

