



PROPERTY
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Muir drum Avenue
Glasgow
G52 3AB

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Offers Over £115,000

This well-presented and generously sized Upper Cottage Flat enjoys a prominent position within a popular residential pocket of Cardonald. Located on Muirdrum Avenue, the home offers bright and practical accommodation throughout, making it an excellent opportunity for first-time buyers, young families, or buy-to-let investors.



Recently upgraded with new roughcasting, the building presents a fresh, clean exterior finish. Internally, the property is in good condition and provides flexible living space across one level, with a modern kitchen and shower room, as well as three generously sized rooms and a spacious main lounge. The property also benefits from excellent in-built storage, adding to its practicality.



Home Report Valuation
£120,000



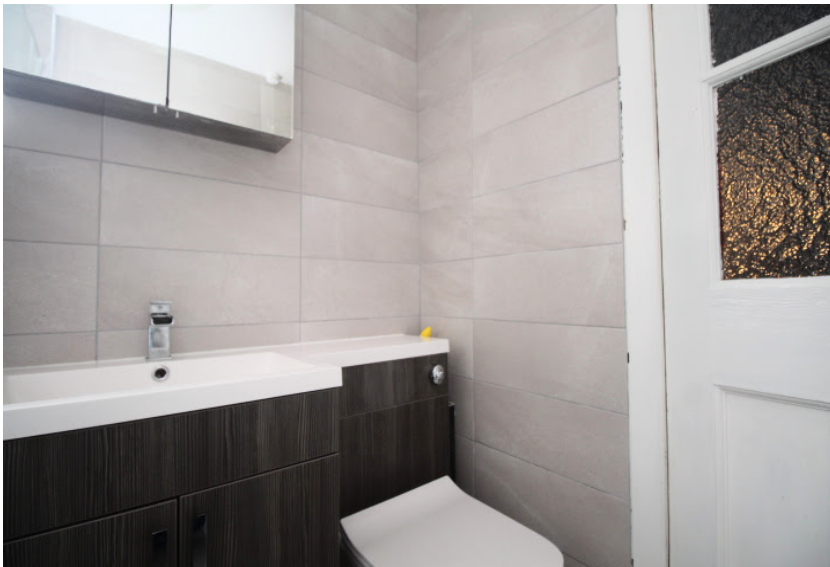
The flat is accessed via a private entrance and internal staircase leading to the upper level. At the heart of the home is the generously proportioned lounge, set to the rear, with a large window overlooking the garden and allowing in plenty of natural light.



The kitchen sits adjacent and is fitted with a modern range of base and wall-mounted units, with ample worktop space and room for freestanding appliances. The contemporary shower room is finished with stylish wall panelling and includes a large walk-in shower, wash hand basin, and WC.

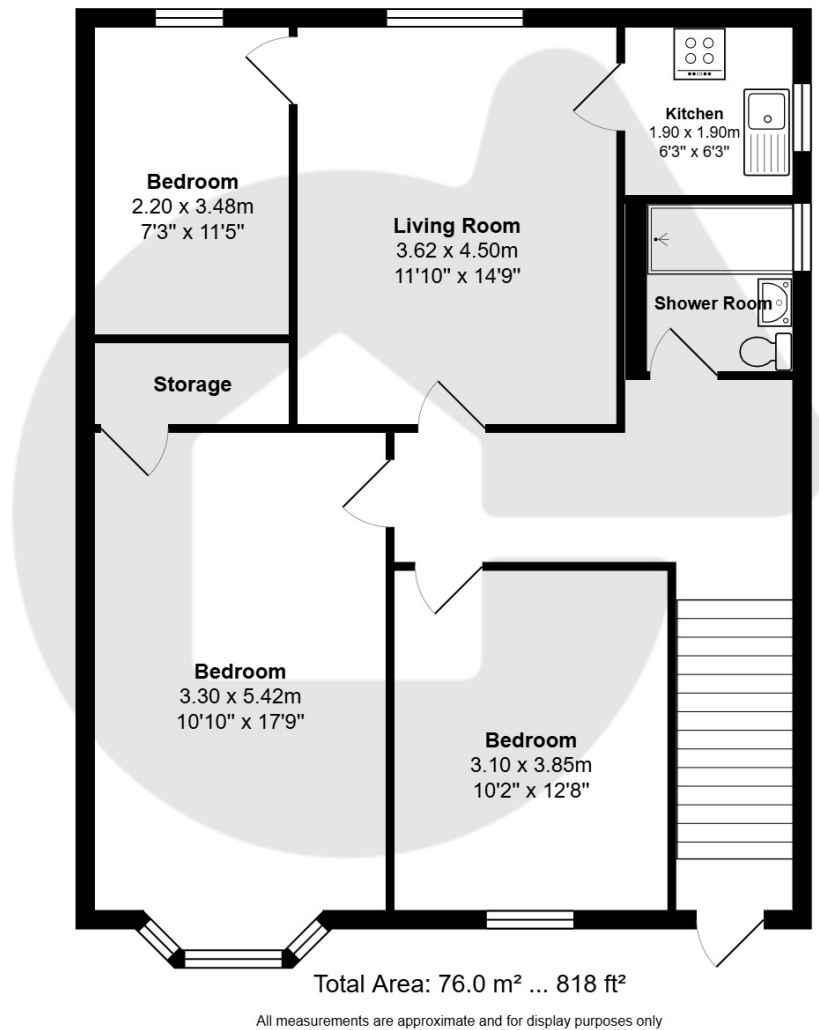
Externally, the property boasts a generously sized rear garden.

Additional features include gas central heating and triple glazing throughout, enhancing both energy efficiency and noise insulation.



Vendor Comments

I have thoroughly enjoyed my time here. The location is convenient and the street is quiet. Will miss it.



Location

Muir drum Avenue is well placed for access to local amenities including shops, supermarkets, and schools. The property is within walking distance of Cardonald train station and enjoys excellent transport links via nearby M8 and M77 motorways, providing quick and easy travel to Glasgow city centre, the West End, and beyond.





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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.

