



TWO BEDROOM UPPER
COTTAGE FLAT

DRIVEWAY AND SUMMER
HOUSE TO REAR

PRIVATE AND COMMUNAL
GARDENS

Knightsbridge Street, Glasgow, G13 2YJ

EVE Property are delighted to present to the open sales market an immaculate fully upgraded two bedroom upper cottage flat in the highly sought after Knightsbridge Street, Knightswood. Positioned within a peaceful residential backdrop with little passing traffic, this particular property will be of significant appeal to a wide range of buyers looking to settle in the area - call our friendly sales team today to schedule your personal viewing appointment!

Offers Over £139,995



Property Description

Nestled in a small enclave just off Great Western Road in close proximity to a wealth of road and rail options, amenities, dining, leisure and shopping, a characterful abode of this quality is seldom available for the most part, with private driveway, generous plot with added bonus of fully serviced summer house, distinctive internal joinery and feature pass doors as standard.

Access by way of paved drive to the solid white upvc door provides ingress to the enclosed carpeted staircase, with large viewing window above cascading natural light - a notable inclusion is the beautiful stained glass window work of art above the half glazed oak door to all apartments off. The hallway sets the tone for all that lies within - light decor hues paired with continual, seamless oak laminate flooring save for the kitchen and master bedroom running across the entire footprint.

To the front, the generously dimensioned living room is served by a triplicate bay window formation further enhancing the space on offer and affording open aspects. There is ample capacity for modern furnishings to include a dining suite for six people if desired without compromising proportions, whilst alcove shelving ensures you have fabulous display storage to curate your cherished belongings.

Off the living room, the professionally designed and installed kitchen is a real treat to behold with individualist additions and unique touches added. Cream coloured solid slab wood shaker cabinetry paired with dark pewter ironmongery, topped with laminate beach block work surfaces and matching wrap around upstands showcases a chic yet efficient work space. Fully equipped with convenience in mind, the room is replete with all that the culinary enthusiast





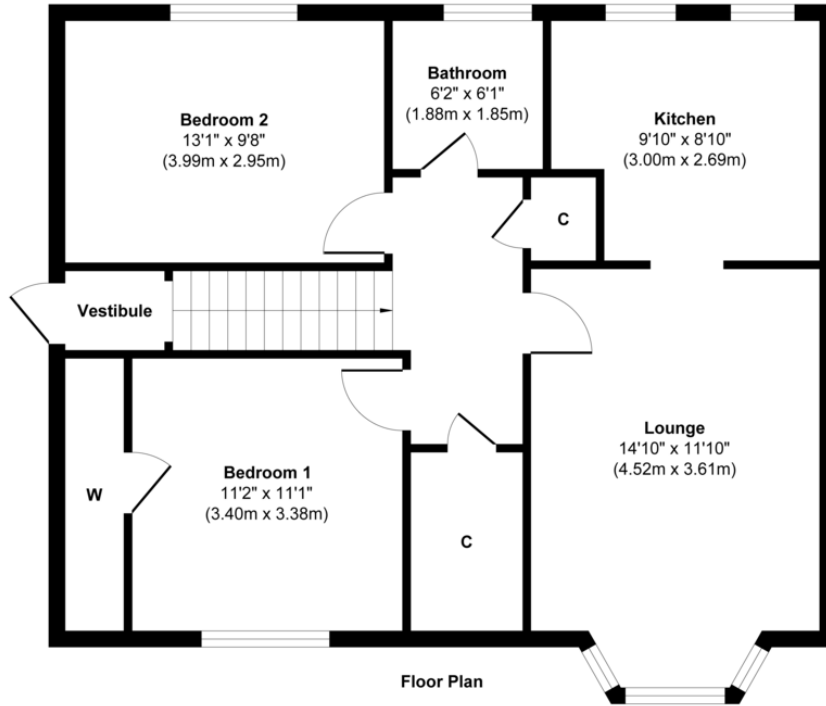
desires when catering for dinner! The vendors have included all free-standing kitchen appliances in the sale - a fabulous saving for incoming new owners - to include a dishwasher, washing machine and larder fridge freezer all in matching gloss grey. A chrome double oven, four burner gas hob and one and half inset sink with drainer and mixer over, I.e.d under-lighting and a striking, feature ceramic tiled cooking surround are further thoughtful upgrades.

Both bedrooms are double sized and are positioned one to the front and one to the rear, offering uninterrupted tranquil vistas. In keeping with the other parts of the property, the master to the front has light paint tones in addition to individual thick pile carpeting and in built mirrored wardrobes, whilst the rear bedroom is adorned with a gorgeous children's mural and large picture window.

The bathroom completes the internal specification and comes with recently fitted fixtures in gloss white to include bath with thermostatic power shower over, combi sink, low flush w.c and vanity storage. Porcelain white tiles with royal blue pattern strip and vinyl flooring ensure ease of maintenance without compromising the contemporary look and feel - a perfect spot to bathe away a busy day!

Large private side and rear gardens in addition to a small shared drying green are laid mainly to lawn and bound with mature tree line hedging for added seclusion and security. The eye catching summer house is a standout - recently constructed this versatile space comes with wi-fi connectivity, electrical provision and heating and large wall of glass. Currently utilised as an office it could be used as a playroom, entertaining spot or indeed as a place to enjoy the weather.

11 Knightsbridge Street, Glasgow, G13 2YJ

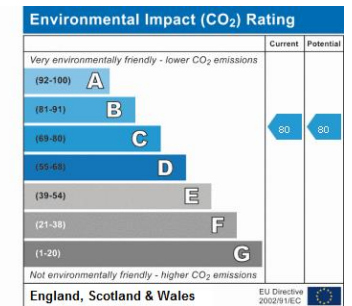
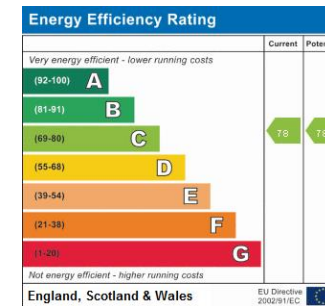


Approx. Gross Internal Floor Area 786 sq. ft / 73.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

It is clear to see the vendors have taken time, care and attention to detail when designing and upgrading their home - cottages of this ilk and calibre are a rarity within the the market and will sell quickly - call our friendly sales team today to index your interest!



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements