



THREE BEDROOM UPPER
COTTAGE APARTMENT

GAS CENTRAL HEATING &
DOUBLE GLAZING

ENCLOSED PRIVATE REAR
GARDENS

Friarscourt Avenue, Glasgow, G13 2LF

Offers Over £129,995

EVE Property are pleased to introduce to the open sales market a charming three bedroom upper cottage in the highly coveted Friarscourt Avenue, Knightswood. Nestled amidst similar style residential properties and conveniently positioned to enjoy a broad wealth of amenities, transport options and vibrant shopping choices, this particular abode will be of significant appeal to buyers looking to settle in the area - call our friendly sales team today to schedule your personal viewing!



Property Description

Set in the confines of a tranquil, low traffic backdrop, number 100 has been well maintained throughout the vendor's period of ownership and this is evident from the lovingly cared for internal and external fabric.

Positioned on the upper floor, access is via the gated and enclosed gardens to the side steps giving entry to the internal stairway, leading to all apartments off. To the front is the living room with lovely open views courtesy of the double sized glazed frame which capitalises fully on all the sunshine proffered, creating a serene room to enjoy and entertain.

Off the living room, the kitchen comes fully equipped with a selection of wall and base mounted cabinetry, topped with black laminate work surfaces to provide a practical, linear look and finish. The kitchen is equipped with a four burner gas hob with matching electric oven under and offers space and servicing for a fridge freezer and washer/ dryer.

To the right side of the hallway there are three double bedrooms, all with open aspects to the front, side and rear of the house. The front master bedroom has a triplicate bay window allowing natural light to flood the area.

The shower room completes the internal specification, light and bright, the white three piece sanitary suite includes easy access tray with screen and chrome thermostatic power shower. Cream ceramic tiles adorn the walls for ease of maintenance.

Further enhancements are double glazing and gas central heating.

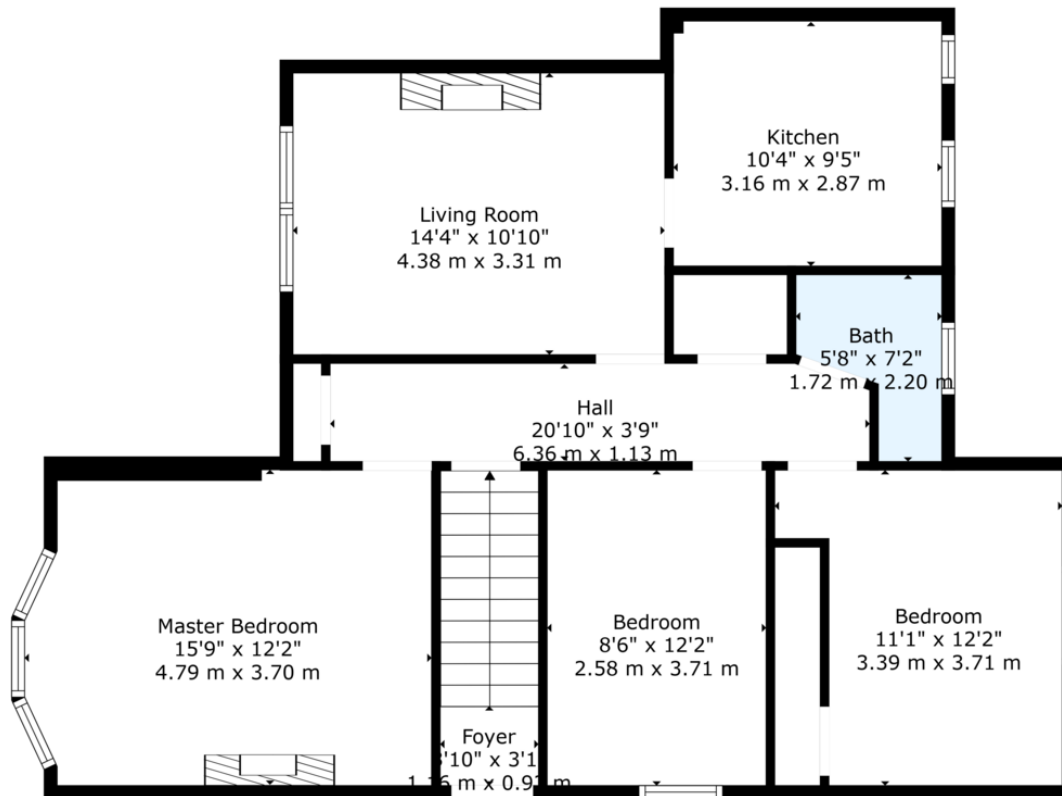




The rear gardens are bound securely with timber ranch fencing and mature shrubbery adds further privacy. There is fantastic latitude to fashion your own plot to your own taste, with perhaps a mixture of lawn, patio and planters making for a lovely spot to enjoy when the sun decides to visit!

A rare example of a quality flat - it has been exceptionally well cared for by the vendors who have raised their family and now affording the opportunity for another family to do the same - call our friendly sales team to avoid missing out!





TOTAL: 883 sq. ft, 82 m2
FLOOR 1: 883 sq. ft, 82 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



1 Herschell Street, Anniesland,
 Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
 0141 255 0020
hello@eve-property.co.uk

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