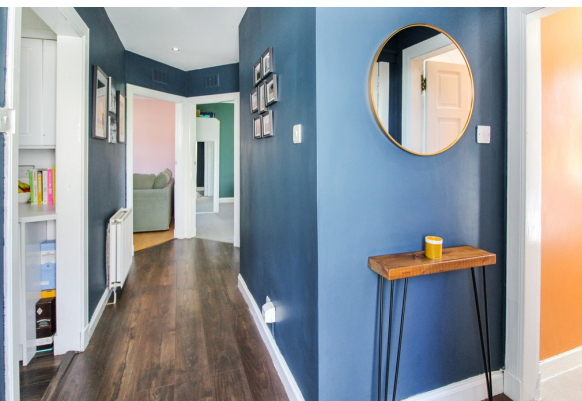




TWO BEDROOM LOWER
COTTAGE FLAT

DECKING AREA TO REAR

GAS CENTRAL HEATING

STYLISH BATHROOM WITH
SHOWER OVER BATH

Cloberhill Road, Glasgow, G13 2DD

Offers Over £134,995

EVE Property are delighted to present to the open sales market a charming and elevated two bed lower cottage flat in the highly desirable Cloberhill Road, Knightswood. This generously proportioned property is offered in good condition throughout and is set in a quiet residential district with minimal passing traffic yet close to many local amenities and transport links. This calibre of property is seldom available and will be of significant interest to buyers looking to settle in the neighbourhood and, as such, early inspection is advised!



Property Description

Nestled amongst similar style cottages, number 175 has the added benefit of large gardens to the rear with a private deck, offering buyers the opportunity to create a peaceful haven to enjoy throughout the year.

The hallway offers access to all rooms and two large storage cupboards. The walls are decorated in matt blue and the floor is finished cherry wood laminate. To the front, the abundantly dimensioned living room is light and bright, with a large tripartite picture windows bathing the entire room with natural light, supplementing the dimensions on offer. There is ample space for modern furniture as well as a dining suite without compromising or cluttering the expanse of the space. The galley kitchen has been fitted with a range of wall and floor mounted cabinetry finished in cream country style and topped with laminate work surfaces. The kitchen is equipped with electric oven and gas hob and offers space and servicing for an under-counter washing machine and free standing larger fridge freezer. A large stainless steel sink with mixer tap and drainer and black metro tiled splash back add to the clean, linear finish.



Both bedrooms are double sized and feature picture windows with tranquil views of the rear gardens. Both are tastefully decorated, fitted with grey carpet, and offer plentiful space for modern bedroom furnishings. The bathroom completes the specification, fitted with a white suite and electric shower over bath, and partial wall panelling for added ease when cleaning.

The gardens to the rear offer a private area and a communal space shared with one neighbouring property. The private area has a sun deck.

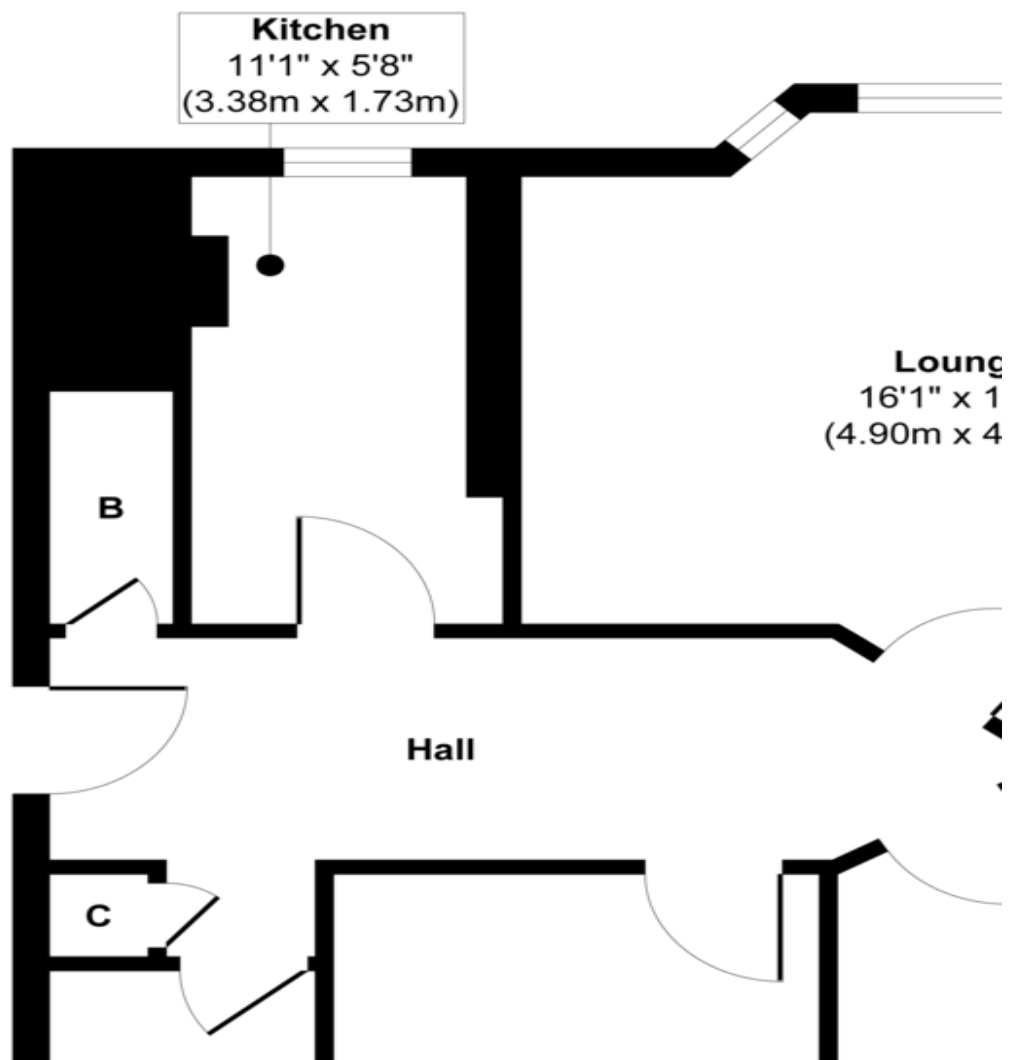


Additional features include gas central heating, double glazing and unrestricted on-street parking.

Cloberhill Road is well placed for a variety of local amenities, highly regarded schools, and excellent public transport links. The nearby Great Western Road and Clyde Expressway provide quick and easy routes into Glasgow's West End, City Centre, and direct access to the M8 motorway. With shopping, parks, and leisure facilities all close by, the area offers a great balance of peaceful surroundings and everyday convenience.



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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 and 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