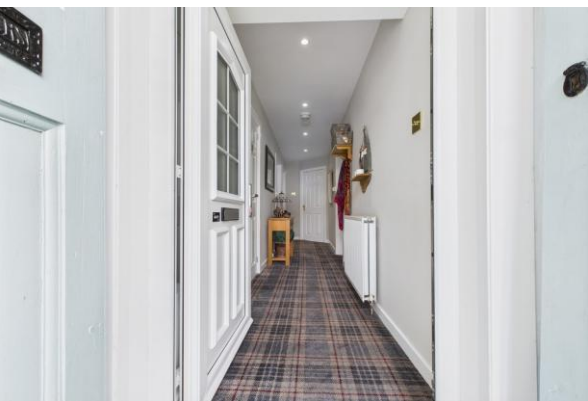




THREE BEDROOM LOWER
COTTAGE FLAT

PRIVATE FRONT AND REAR
GARDENS

STYLISH KITCHEN

SHOWER ROOM

Monksbridge Avenue, Knightswood, Glasgow, G13 2DS

Offers Over £145,000

EVE Property are delighted to present to the open sales market a seldom available lovely three-bedroom lower cottage flat in the highly desirable Monksbridge Avenue, Knightswood. Situated in a quiet pocket on a generous plot with front and rear private gardens, this property will be extremely popular with those looking to settle in the area and, as such, early viewing is advised.



Property Description

Set in the confines of a tranquil, low traffic backdrop, number 73 has been modernised and upgraded throughout the vendor's period of ownership, and this is evident from the lovingly cared for internal and external fabric.

Private, enclosed gardens to the front are mainly laid with lawn and bounded with hedge row, affording ease of maintenance. Storm doors open to a secure vestibule and the Upvc door to the main hallway, with all apartments off. To the right side, the living room is munificently dimensioned and ensconced with sunlight from the large picture windows, further highlighting the generous proportions on offer. There is plentiful space for modern furnishings to include a dining suite if desired, making this room perfect for cosy nights in and entertaining in equal measure.

Off the living room, the contemporary galley kitchen comes fully equipped with a selection of wall and base mounted shaker style cabinetry in light grey, topped with laminate work surfaces and surrounded by a metro tiled splash back to provide a practical, linear look and finish. The kitchen is equipped with an electric oven, hob and hood, integrated dishwasher and space and servicing for a washing machine and fridge freezer. A large pantry within the kitchen offers excellent storage.

To the left side of the hallway there are three double bedrooms, all with open aspects to the front, side and rear of the house. Such is the flexibility of each room, the vendor currently utilises the front as a formal drawing room, with triplicate bay windows and a feature fire and surround. Other opportunities of use could include an a la mode home office, playroom or perhaps t.v/ games room or indeed, a formal dining room.





The shower room completes the internal specification, providing a lovely sanctuary to wash away the rigours of a busy day. Light and bright, the white two piece sanitary suite includes low flush w.c, pedestal sink with mixer and shower enclosure with wall mounted chrome thermostatically controlled shower. Ceramic tiles adorn the walls for ease of maintenance.

The rear gardens are bound for privacy and security with timber full height fencing. There is a mixture of lawn, patio and planters creating a lovely spot to enjoy in the warmer months.

In summary, this is a seldom to market lower cottage in a fantastic location, which the vendor has taken time to care for and upgrade during their ownership - call our friendly sales team to avoid missing out!

Monksbridge Avenue is centrally located off Great Western Road, Glasgow. It is within a short distance to local shops and supermarkets with Great Western Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance. Local bus routes from this area run to Glasgow City Centre.





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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