



THREE BEDROOM UPPER
COTTAGE FLAT

DOUBLE GLAZING & ELECTRIC
HEATING

FITTED KITCHEN OFF LOUNGE

SHOWER ROOM

Cloberhill Road, Knightswood, Glasgow, G13 2DP

Offers Over £134,995

EVE Property are delighted to present to the open sales market a charming three-bedroom upper cottage flat located in the highly desirable Cloberhill Road, Knightswood. This spacious and well-presented home offers generous accommodation throughout, off road parking, and is set within a quiet residential pocket with minimal passing traffic, while remaining conveniently close to a range of local amenities and excellent transport links. Properties of this size are rarely available, making it an ideal opportunity for buyers looking to settle in this sought-after area—early viewing is highly recommended!



Property Description

Entrance to the property is accessed via a driveway and path leading to the main front door, which is a traditional wooden door with a decorative stained-glass panel, adding character and charm to the exterior. From the entrance, a carpeted internal staircase leads up to the upper landing, where the lounge, shower room, and all three bedrooms are located.

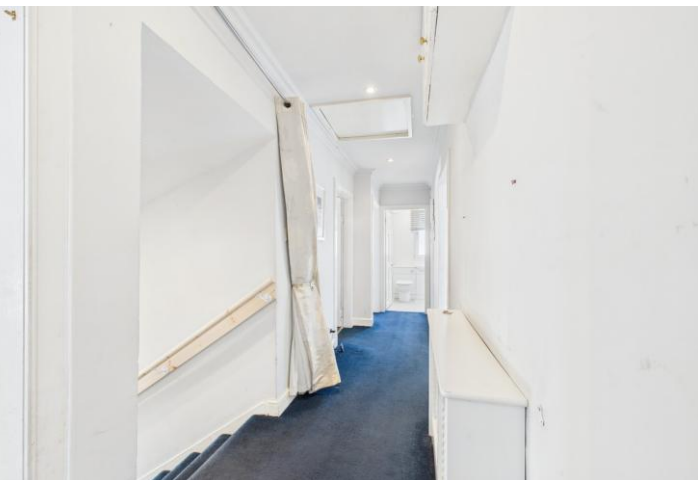
The lounge is bright and generously proportioned, featuring a large picture window that offers open views and floods the room with natural light. The kitchen is accessed directly from the lounge and is fitted with a range of cream wall and floor units, laminate worktops, and a stylish metro tiled splashback. There is a slot-in electric cooker with extractor hood, space for a washing machine, and additional storage provided by a large pantry, which currently houses the fridge.

There are three well-sized bedrooms, each offering flexible accommodation. The master bedroom benefits from a charming bay window formation, adding extra space and character.

The shower room is fitted with wet wall panelling and features a walk-in shower, along with a dual toilet and sink set within a sleek vanity unit.

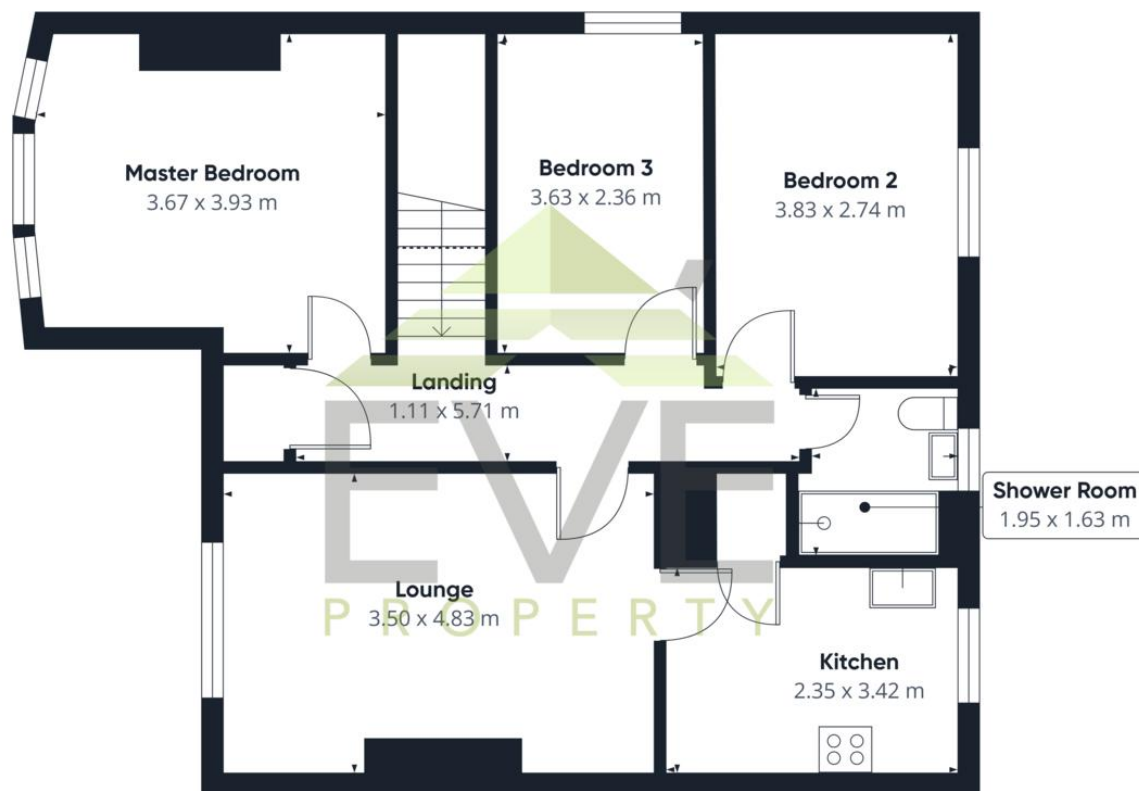
Additional features of the property include double glazed windows, electric storage heating, and hall storage. This property also benefits from a large attic space, offering excellent potential to be developed into an additional room, subject to the relevant planning permissions and consents. Externally, the property enjoys both side and rear garden areas. The rear garden is part-shared with the neighbouring property, providing a pleasant communal space for outdoor use.





To the side, the property benefits from a private garden area which enjoys excellent sun exposure throughout the day, making it a perfect sun trap. With a little imagination, this area could be transformed into a charming seating or entertaining space-ideal for relaxing or hosting guests during the warmer months. The garden also includes two useful sheds, offering ample storage for garden tools, outdoor furniture, or bikes.

Cloberhill Road 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.



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