



8 Northgate Road, Glasgow, G21 3PZ

Offers Over £112,500

- 3 Bedroom Upper Cottage Apartment
- Modern Fitted Kitchen
- Viewing Recommended
- EER - C
- Popular Residential Location
- Tiled Bathroom
- Private Garden Ground
- Generous Accommodation
- Adequate Storage including Loft Space
- Close to all Local Amenities

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*** "Under Offer- Similar properties urgently required for waiting buyers" ***Fabulous opportunity to acquire this spacious three bedroom upper cottage flat. The current owners have maintained and presented the property to a good standard throughout making early viewing essential. Located within a popular residential location close to local amenities and excellent transportation links. EER - C



Council Tax Band: B



Presented to the market in fabulous order throughout, this upper cottage flat offers generous family sized accommodation. The property enjoys a wonderful location, ideally positioned close to transport links, local schools and a variety of shops.

The entrance is on the side of the building and opens into a staircase leading to the accommodation. The lounge is an attractive room with pleasing proportions, modern décor and a stylish electric fire. The kitchen is off the back of the lounge and is another good-sized room. The kitchen is well-equipped with fitted units and a breakfast bar. There are three generous double bedrooms all with bright neutral decorative schemes. A fully tiled bathroom with over bath shower completes the accommodation on offer.

There are ample private garden grounds to the side of the property. There is an area of lawn towards the front with the remainder landscaped in a low maintenance style.

Room Dimensions

Entrance Hall

Lounge - 4.30m x 4.20m

Kitchen - 4.20m x 3.20m

Master Bedroom - 4.00m x 3.20m

Bedroom 2 - 3.50m x 3.30m

Bedroom 3 - 3.50m x 3.30m

Bathroom - 2.20m x 1.70m

The property is situated within a much sought-after area close to a host of local amenities including schools and public transport services. Further amenities are only a short distance away including parks, supermarkets, leisure facilities and popular bars/restaurants. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and

the Central Belt motorway network system.

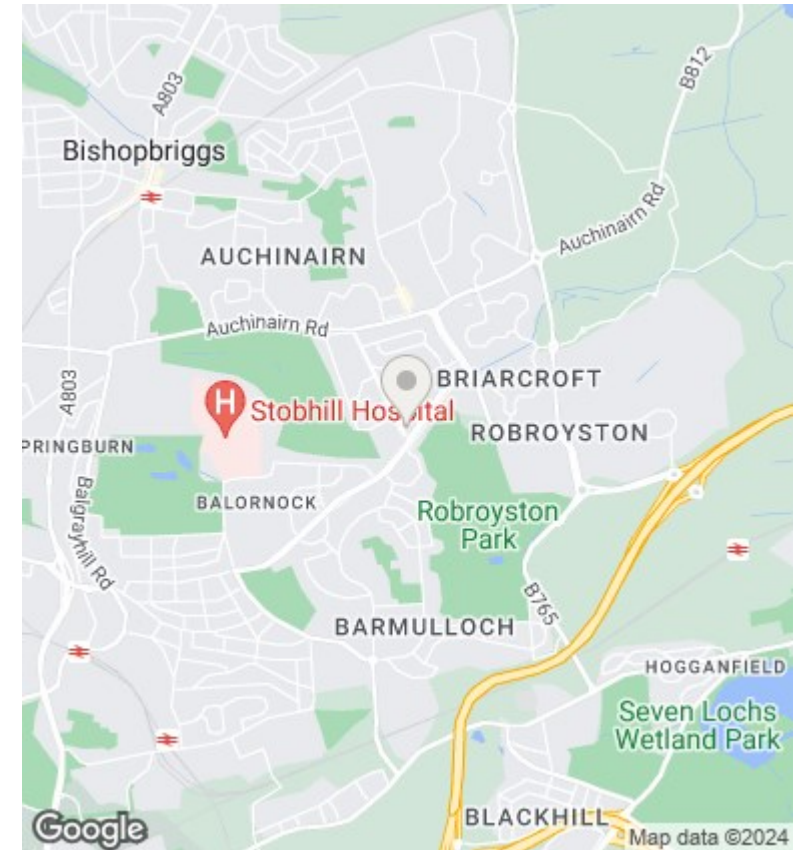
Home Report Available on Request

EER - C

Viewings Strictly By Appointment







Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	