



41 Acredyke Crescent, Barmulloch, Glasgow, G21 3QJ

Offers Over £122,500

- Spacious 3 Bedroom Lower Cottage Apartment
- Attractive Breakfasting Kitchen
- Viewing Recommended
- EER - D
- Popular Residential Area
- Stylish Bathroom
- Generous Private Garden Ground
- High Specification Throughout
- Adequate Storage Throughout
- Close To Local Amenities

41 Acredyke Crescent, Glasgow G21 3QJ

Fabulous opportunity to acquire this spacious three bedroom lower cottage flat. The current owners have maintained and presented the property to an excellent specification throughout making early viewing essential. Located within a popular residential location close to local amenities and excellent transportation links. EER - D



Council Tax Band: B



Presented to the market in fabulous order throughout, this lower 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 main front entrance opens into a useful entrance porch with door leading internally. The lounge/dining area is an attractive space with pleasing proportions and modern décor. The breakfasting kitchen is off the back of the lounge and is another good-sized room. The stylish kitchen is well-equipped with ample floor and wall mounted units and contrasting work surface space. There is also a rear door leading to the private garden area from the kitchen. There are three generous double bedrooms all with bright neutral decorative schemes. A tiled bathroom with over bath shower completes the accommodation on offer.

There are ample private garden grounds to the front and rear, perfect for relaxing and/or entertaining.

Room Dimensions

Front Porch - 2.14m x 1.21m

Lounge/Dining Room - 5.20m x 4.16m

Kitchen - 3.73m x 3.11m

Master Bedroom - 3.82m x 3.04m

Bedroom 2 - 4.18m x 2.57m

Bedroom 3 - 3.21m x 3.07m

Bathroom - 2.34m x 2.14m

Internal Hallway

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.

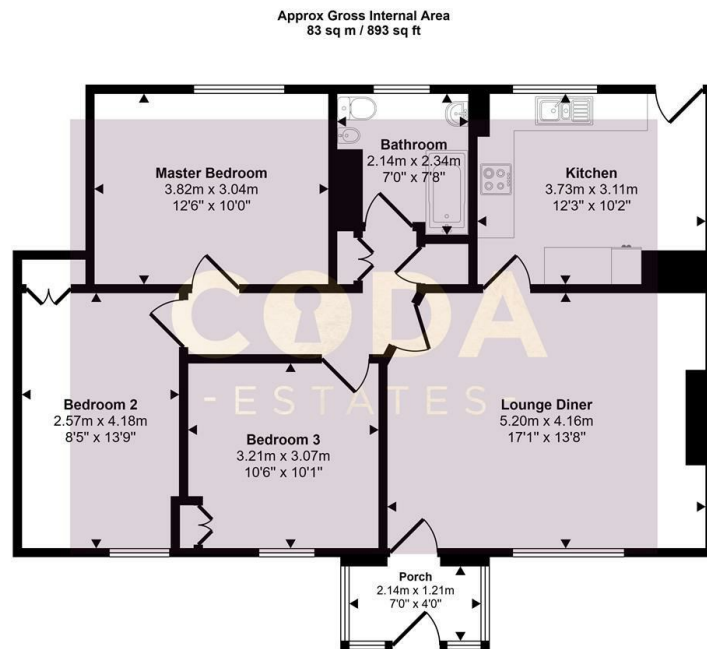
Home Report Available on Request

EER - D

Viewings Strictly By Appointment

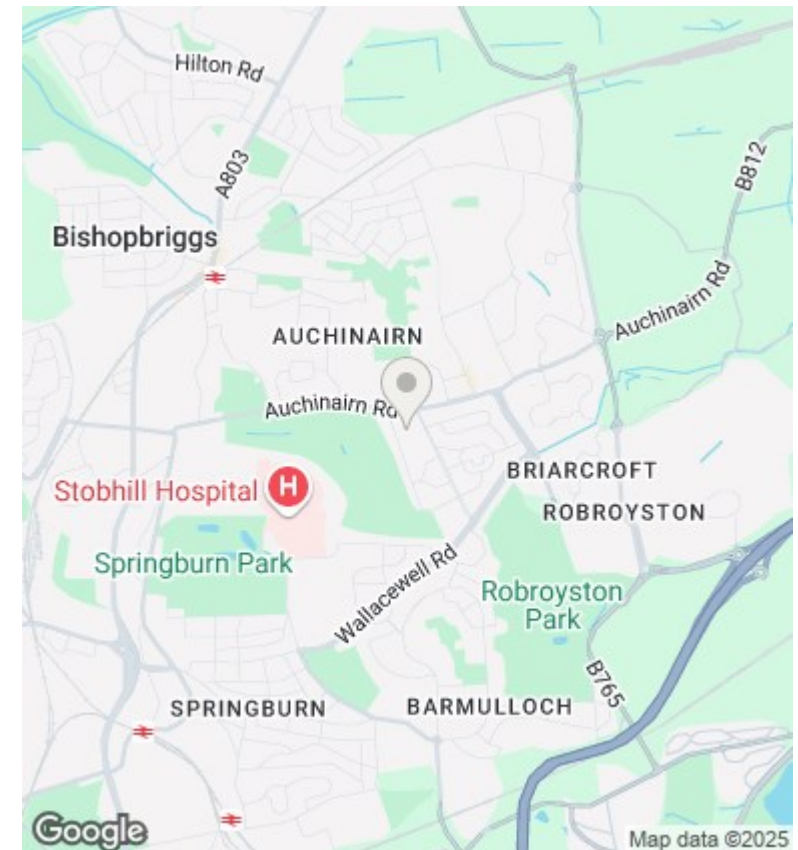






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	