



45 Provanmill Road, Glasgow, G33 1AT

Offers Over £119,000

- Well Presented 3 Bedroom Upper Cottage Flat
- Stylish Fitted Kitchen with A Number of Integrated Appliances
- Attic Space, Private Garden, GCH & DG
- EER - C
- Popular Residential Location
- Attractive Shower Room
- Boiler Recently Up-graded
- Bright and Spacious Lounge
- Ample On Street Parking
- Close To All Local Amenities & Transportation Links

45 Provanmill Road, Glasgow G33 1AT

Nestled on Provanmill Road in the vibrant city of Glasgow, this charming flat has been lovingly maintained over the years by the current owners with a number of home improvements taking place in recent years. The upper three bedroom apartment, will appeal to a number of discerning buyers making early viewing essential. EER - C



Council Tax Band: B



Nestled on Provanmill Road in the vibrant city of Glasgow, this charming flat offers a delightful blend of comfort and convenience. Spanning an impressive 786 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office.

The upper flat boasts welcoming reception hallway with all other apartments leading off. The lounge is perfect for relaxation or entertaining friends and family. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The fitted kitchen has adequate base and wall mounted storage, contrasting work surface space and a useful larder cupboard, which houses the up-graded boiler off. The modernised shower room is well-appointed, boasting vanity storage and heated towel rail.

Further benefits of the property include, attic space, ample on street parking and private (enclosed) garden ground. The garden is south facing, well maintained and allows any owner the out door space to relax and or entertain.

Room Dimensions

Entrance Hallway

Lounge - 3.76m x 3.54m

Kitchen - 2.83m x 2.10m

Master Bedroom - 3.54m x 3.34m

Bedroom 2 - 3.04m x 3.05m

Bedroom 3 - 3.07m x 2.50m

Shower Room - 2.30m x 1.42m

Nestled in the vibrant area of Provanmill, Glasgow, this charming flat offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment.

The location places you within easy reach of local amenities, including shops,

cafes, and parks, making it a fantastic choice for those who appreciate a lively community atmosphere. With excellent transport links nearby, commuting to the city centre or exploring the wider Glasgow area is both convenient and straightforward.

This flat presents an excellent opportunity for anyone looking to settle in a dynamic part of Glasgow, combining modern living with the charm of a well-established neighbourhood. Whether you are looking to settle down or invest in a property with great potential, this home is sure to meet your needs.

Home Report Available on Request

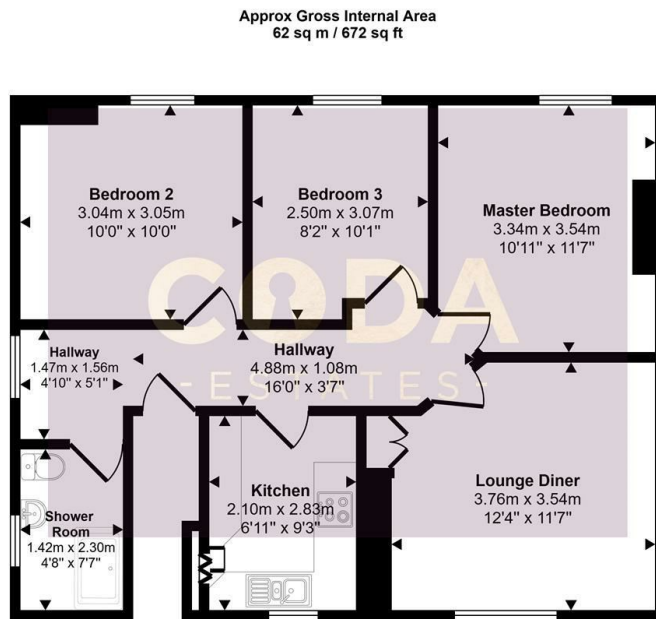
EER - C

Viewings: Arranged Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

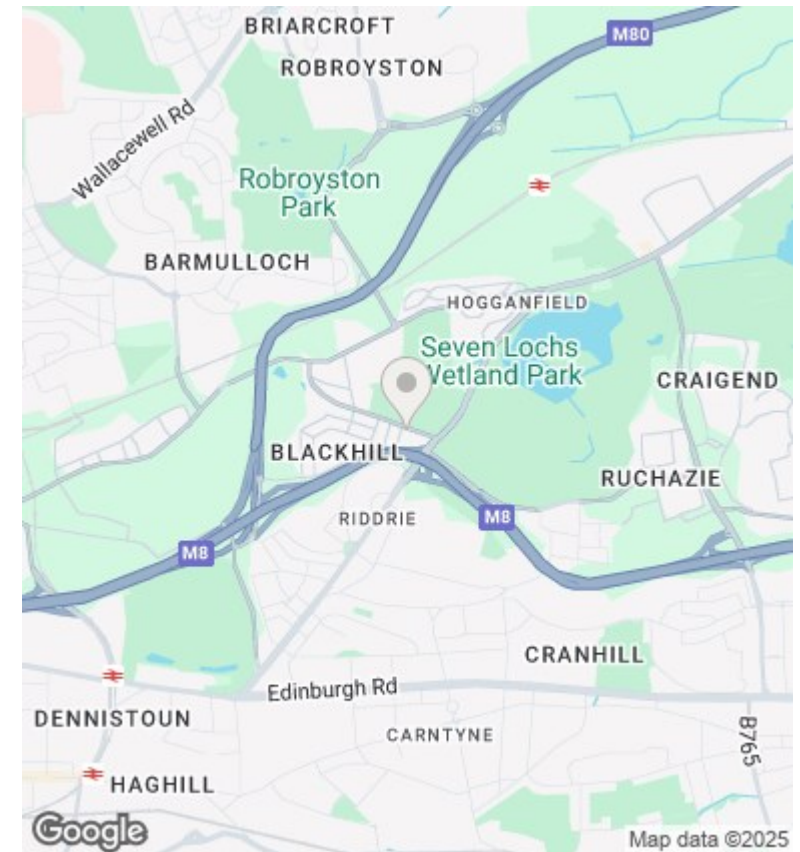






Floorplan

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 | 69 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | | EU Directive 2002/91/EC |