



287 Kirkton Avenue
Knightswood
G13 3SP



LOCATION

Welcome to 287 Kirkton Ave, this UPPER COTTAGE FLAT is centrally situated within this popular district of Knightswood.

Entrance to the property is via PVC front door onto entrance hall with stairs to upper reception hall with two deep storage cupboards, generously proportioned bright lounge with focal point fireplace and access to larger breakfasting kitchen with a selection of wall and base units space for dining, main bedroom to front comprising a generous double with deep recessed storage cupboard, additional double bedroom to rear with built-in wardrobes, a tiled bathroom comprising shower cubicle with fitted furniture.

The property benefits from gas central heating and double glazing.

There is a driveway to side providing off street parking with garage and garden to side/rear with additional shared drying area. Viewing is highly recommended to appreciate the size and location of this upper cottage apartment.

ACCOMMODATION

This modern first floor flat is contained within a three storey bloc

COUNCIL TAX

Band C

EPC

Band C

FACTORED BUILDING

Yes

MEASUREMENTS

LOUNGE	11'92 x 10'06
KITCHEN	9'53 x 9'99
BEDROOM ONE	11'36 x 13'26
BEDROOM TWO	9'98 x 13'22
SHOWER ROOM	6'16 x 6'07

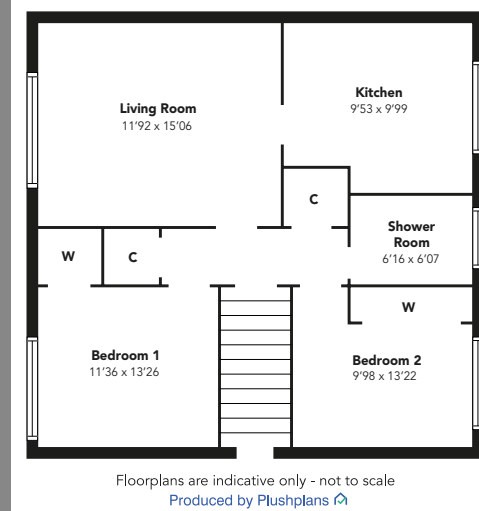
Floor area 72 metres sq.

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.