



44 Spinghill Road  
Barrhead  
G78 2BA





## ACCOMMODATION

This upper cottage flat has excellent potential and whilst being well maintained it would benefit from some modernising in areas.

The welcoming hallway has a storage cupboard and access to the attic for even more useful storage space. There is a good sized lounge with a window to the front allowing in natural light. Both bedrooms are nicely positioned facing the rear of the property with outlooks over the garden.

The kitchen is at the front of the property and has a selection of storage units and space for a washing machine and fridge. The bathroom room completes the accommodation and has a three piece suite.

The property further benefits from gas central heating and double glazing. Private Gardens to the side & rear, with communal drying area. This early viewing is strongly recommended.

## MEASUREMENTS

Lounge	14'4 x 12'4
Kitchen	11'5 x 7'4
Master Bedroom	13'0 x 10'6
Bedroom Two	13'0 x 7'9
Shower Room	6'1 x 5'8

## EPC BAND

D

## COUNCIL TAX BAND

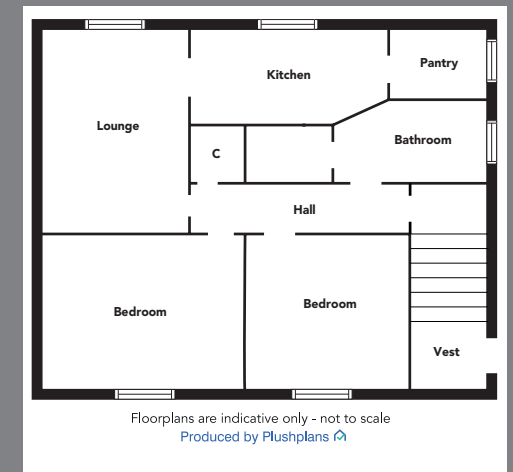
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## INFORMATION

Factored Building

## VIEWING

Wright & Crawford 0141-887-6211



### DISCLAIMER

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