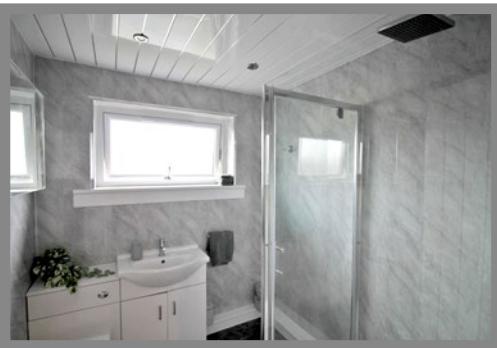
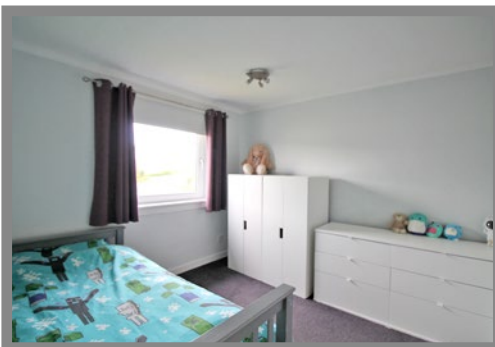
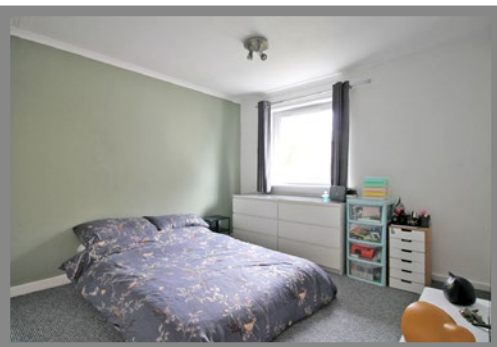




142 Mulben Cres,  
Crookston  
Glasgow G53 7EH



#### 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.

## LOCATION

Located within the ever popular Mulben Crescent in Crookston, this rarely available and sought after main door upper two bedroomed cottage flat offers excellent flexible accommodation.

## ACCOMMODATION

A welcoming entrance affords access to the carpeted stairs leading to the upper hall, further accessing the majority of the property. A spacious living/dining room enjoys a southerly aspect allowing plentiful natural light, finished with neutral decor. Set off the lounge, to the rear, the kitchen is fitted with a selection of wall and floor units, with space for appliances. Bedroom one is set to the front, offering a generous room for freestanding furnishing. A further double bedroom is set to the rear. Completing the accommodation, a stylish bathroom is fitted with a modern two-piece suite, including a rainfall shower cubicle. The property is further enhanced by gas fired central heating, double glazing, private garden area to side which is enclosed and designed for ease of maintenance in mind, residents parking and lock up garage.

Viewing is highly recommended.

## MEASUREMENTS

Lounge	12'6 x 15'5
Bed One	12'5 x 10'6
Bed Two	10'7 x 9'11
Kitchen	10'2 x 7'9
Bathroom	6'11 x 6'3

Council Tax Band C

EPC Band C

## DATE OF ENTRY

Negotiable

## VIEWING

Wright & Crawford 0141-887-6211

