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**Upper Flat**

132 Cloberhill Road, Glasgow, G13 2DP

**Offers Over £137,500**







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Attractive larger UPPER COTTAGE FLAT providing excellent family accommodation with a flexible layout. The building has been refurbished externally, whilst internally the specification includes gas central heating and double glazing. Decorative double glazed and PVC front door onto entrance hall with fanlight above (not double glazed) providing good natural light to stairwell and landing, reception hall with deep recessed storage cupboard, generous lounge/dining room enjoying pleasant southerly aspects to front, three double bedrooms (one could be used as a dining room if required), fitted breakfasting kitchen with access from the reception hall and window to rear, modern fitted and fully tiled shower room comprising three piece suite. There is a private garden to rear with decking area and additional shared drying area. Driveway to side providing good off street parking. • Larger Upper Cottage Flat • Lounge/dining • 3 double bedrooms • Fitted kitchen • Modern fitted/tiled shower room • Off street parking • Garden





### Room Dimensions

Kitchen	3.41 m x 2.34 m / 11'2" x 7'8"
Bedroom 1	4.14 m x 3.53 m / 13'7" x 11'7"
Bedroom 2	3.86 m x 2.78 m / 12'8" x 9'1"
Bedroom 3	3.64 m x 2.33 m / 11'11" x 7'8"
Shower Room	1.96 m x 1.71 m / 6'5" x 5'7"
Lounge/Dining	4.95 m x 3.53 m / 16'3" x 11'7"

### Entry

Insert Entry Info Here

### Viewing

Tel: 0141 959 1674

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.



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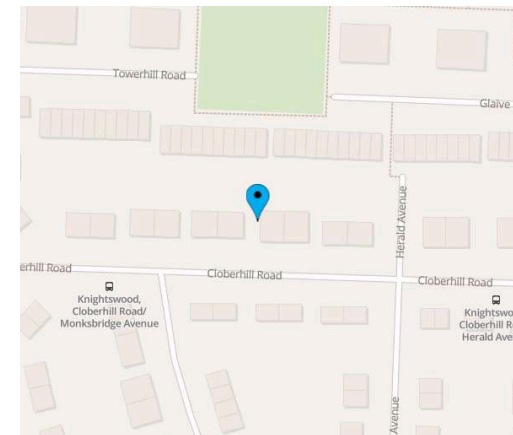
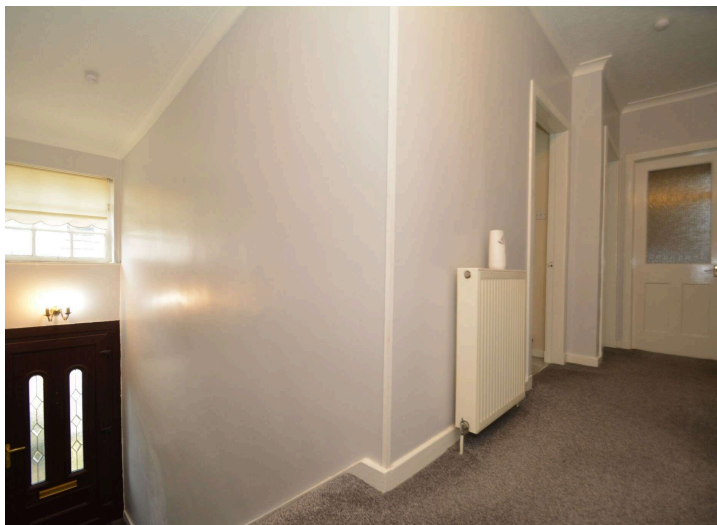
**Fielding Mclean & Co Solicitors**

**1986 Great Western Road, Glasgow G13 2SW**

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on your doorstep*







### Travel Directions

Travelling west along Great Western Road continuing to Knightswood Cross turn right onto Baldwin Avenue, past the shops on right turning left onto Cloberhill Road and number 132 is on right.



Ref: E505466



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