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**Upper Flat**

35 Cedric Road, Glasgow, G13 2EQ

**Offers Over £117,000**





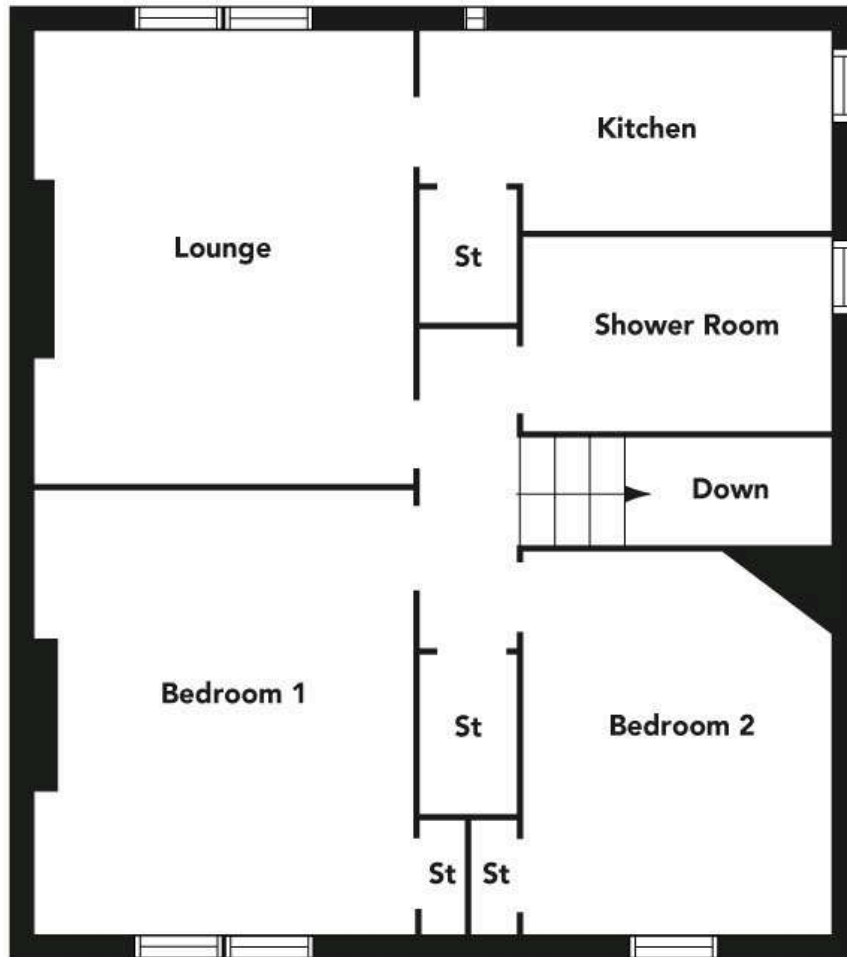


## Upper Flat 35 Cedric Road

**Offers Over £117,000**

Occupying a corner position at the junction with Cedric Place, nearby Knightswood Cross and only a few minutes walk to Knightswood Primary, M&S Food and Aldi, Great Western Road with excellent public road transport. The building has been refurbished externally whilst internally the property benefits from gas central heating and double glazing. Double glazed and PVC front door onto entrance hall with fanlight above and stairs to upper reception hall with deep storage cupboard, generous lounge to rear enjoying southerly aspects, fitted "galley" kitchen with window to side, deep pantry storage cupboard, two front facing double bedrooms, partially tiled shower room with three piece suite. South facing garden to side/rear with additional shared drying area. • Upper Cottage Flat • Corner position • South facing lounge • 2 double bedrooms • Gas central heating/double glazing • Near amenities





Floorplans are indicative only - not to scale  
Produced by Plushplans 

### Room Dimensions

Lounge	4.60 m x 3.58 m / 15'1" x 11'9"
Kitchen	3.55 m x 1.92 m / 11'8" x 6'4"
Bedroom 1	3.97 m x 3.58 m / 13'0" x 11'9"
Bedroom 2	3.68 m x 3.17 m / 12'1" x 10'5"
Shower Room	2.29 m x 1.56 m / 7'6" x 5'1"

### 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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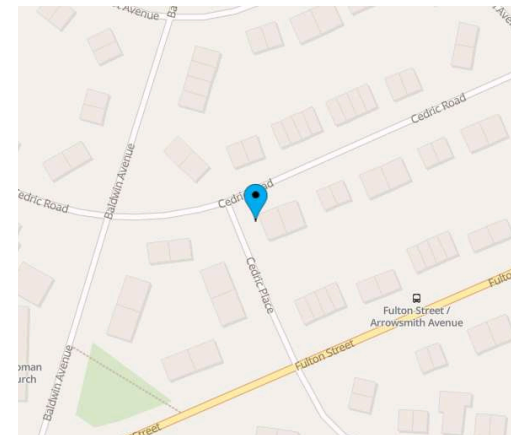
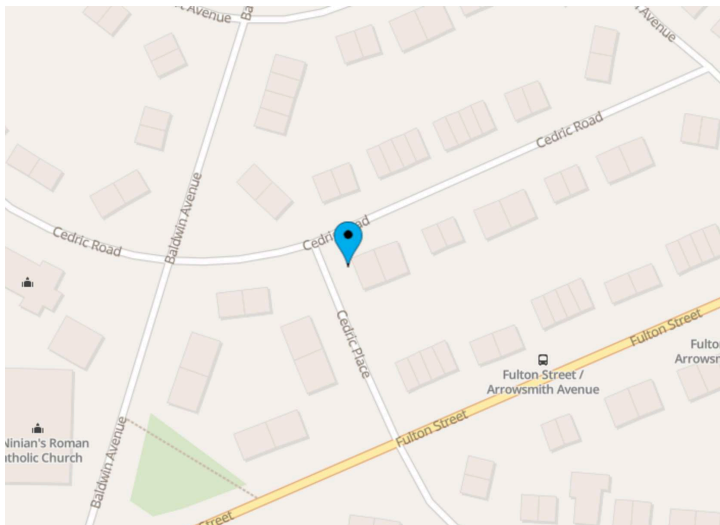
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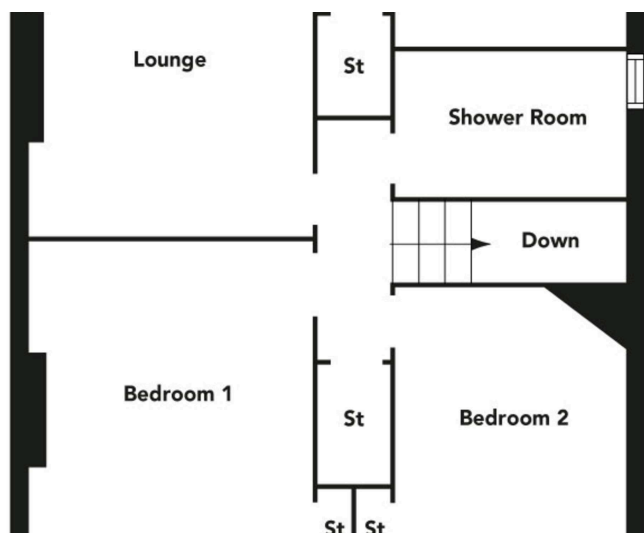






### Travel Directions

Travelling west along Fulton Street from the junction with Knightscliffe Avenue (Knightswood Primary), turn first right onto Arrowsmith Avenue, first left onto Cedric Road and number 35 is on left immediately at the junction with Cedric Place.



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Ref: E506639

