



OFFERS OVER

£99,000

Whitehurst

Glasgow, G61 4NS

## PROPERTY SUMMARY

Positioned within a desirable neighbourhood offering a wealth of nearby amenities, this Upper One Bedroom Cottage Flat enjoys generous private side and rear gardens, providing excellent outdoor space rarely found with similar properties. The flat offers spacious accommodation that truly needs to be viewed to be fully appreciated. While a degree of internal modernisation is required, this is reflected in the asking price and presents an appealing opportunity for buyers looking to add value while securing a home in a sought after location.

1



1



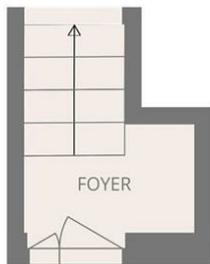
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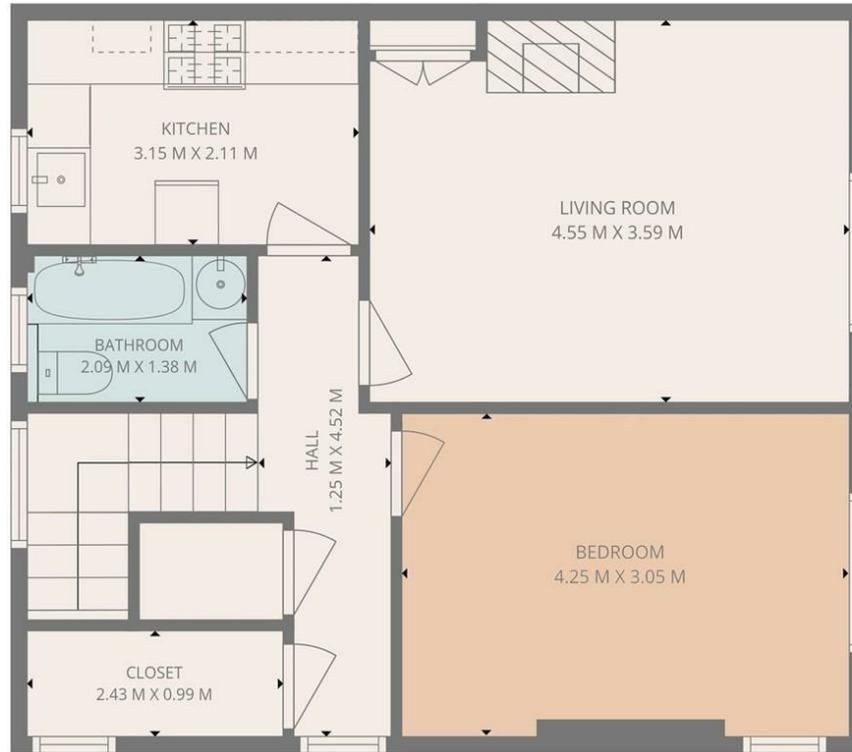








1ST FLOOR



2ST FLOOR



**TOTAL: 55 m<sup>2</sup>**  
 1ST FLOOR: 3 m<sup>2</sup>, 2ST FLOOR: 52 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>  
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**LOCAL AUTHORITY**  
 East Dunbartonshire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 B

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**HAXTON**  
 PROPERTY

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**OFFICE DETAILS**

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