

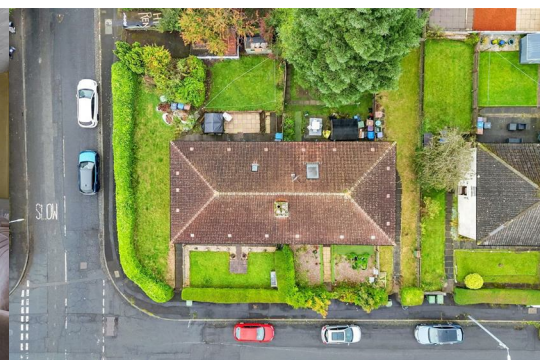


62 Cloberhill Road, Glasgow, G13 2JR

Offers over £134,995



Elevate Property Services are delighted to present this attractive two-bedroom lower cottage flat to market. Situated within the popular area of Knightswood, this property offers comfortable accommodation in a convenient location close to local amenities and transport links. Early viewing is highly recommended for all interested parties!



Further Information

To the front of the property, there is ample on-street parking alongside a substantial, low-maintenance lawn garden. A driveway is also situated to the rear. Entry is via the front door, leading into a welcoming hallway which provides access to the principal accommodation.

The spacious lounge features a large window, allowing plenty of natural light into the room. The layout provides a comfortable setting for everyday living, with access through to the kitchen. The fitted kitchen comprises of a range of wall and base units, complemented by coordinating worktops to provide useful storage and preparation space. Integrated appliances include a gas hob, oven and extractor fan, with additional space available for freestanding appliances. A door provides direct access to the rear garden, adding to the practicality of the layout.

Both generously proportioned double bedrooms benefit from fitted storage, with further storage available within the hallway. Completing the accommodation is a fully-tiled bathroom comprising of an electric shower over the bath, wash-hand basin and W.C. Further benefits include gas central heating and double glazing which contribute to the positive energy efficiency rating.

The rear garden can be accessed directly from the kitchen and features a combination of lawn and patio areas, providing space for outdoor seating, dining and enjoying the warmer months.

Ideally situated within a short distance of well-regarded primary and secondary education, this property is sure to also appeal to families with children of various ages. A host of amenities are available within walking distance and others within a short drive away. Westerton train station and main bus services are available within walking distance, providing transport links to Glasgow City, Loch Lomond and beyond.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

