



Crofton Avenue, Glasgow G44 5HZ

welcome to

Crofton Avenue, Glasgow

- Stunning Lower Cottage Flat
- Bright Spacious Lounge
- New Modern Fitted Kitchen
- Dining Room / Bedroom Three
- Two Good Sized Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£130,000

Having been maintained to an exacting standard by the existing owner this generously proportioned lower cottage flat should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge, modern fitted kitchen displaying base and wall mounted units, dining room / bedroom three, two further generously proportioned double bedrooms (one with bay window) and new bathroom with three piece suite completes the accommodation. The property also has further storage options available in the basement area.

Externally the property offers stunning landscaped gardens which are located to the rear. The property has gas central heating and off street parking.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Entrance Hallway

Lounge

15' 1" x 12' 1" (4.60m x 3.68m)

Kitchen

6' 8" x 6' 7" (2.03m x 2.01m)

Dining Room / Bedroom Three

11' 11" x 6' 3" (3.63m x 1.91m)

Bedroom One

15' Max x 10' 11" (4.57m Max x 3.33m)

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bathroom

6' 11" x 5' 2" (2.11m x 1.57m)

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Property Ref:

BSD109216 - 0002

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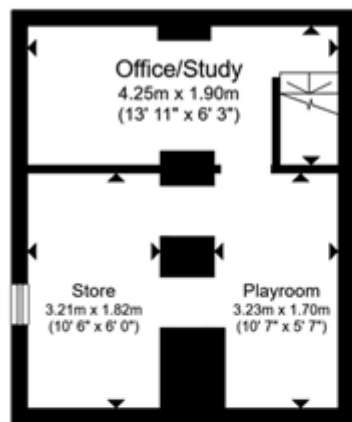
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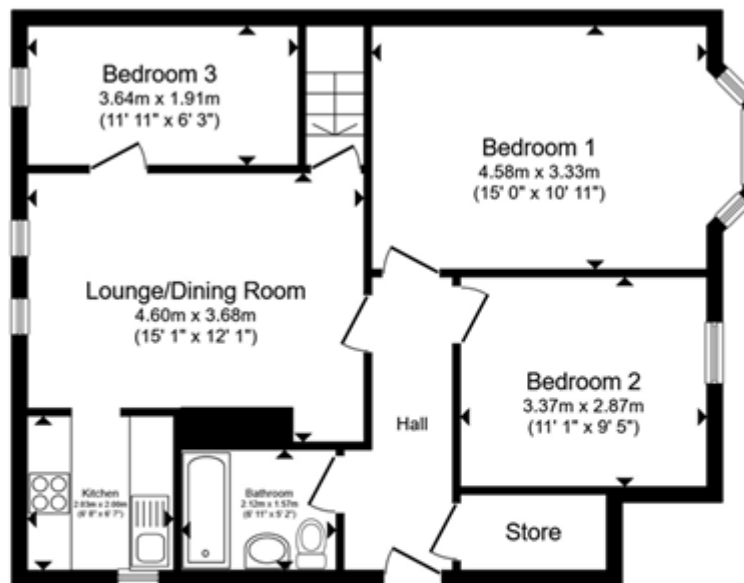
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Basement



Ground Floor

Total floor area 90.5 m² (974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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