



**FIELDING
McLEAN & Co**

SOLICITORS, NOTARIES & ESTATE AGENTS

Call us on:
0141 959 1674

Upper Flat

124 Rotherwood Avenue, Glasgow, G13 2PF

Offers Over £127,500







Upper Flat 124 Rotherwood Avenue

Offers Over £127,500

occupying an enviable corner position at the junction with Glendinning Road and benefitting from a large fully enclosed low maintenance garden in addition to a large paved off street parking which can accommodate several cars. The building has been refurbished whilst internally the specification includes gas central heating, double glazing, modern kitchen and bathroom fittings. Replacement double glazed and composite security front door onto entrance vestibule, stairs to upper reception hall with good additional natural light provided by window to side, generous lounge/dining with shallow bay window to front, main bedroom to rear with built-in fitted wardrobes to one wall, further double bedroom, fully fitted "galley" kitchen with utility area off, preparation area comprises floor and wall mounted polished white veneer fronted units with complimentary "slate" veneer work tops, modern fitted bathroom comprising three piece suite to include a spa bath with electric shower above and full height wet wall panelling. • Upper Cottage Flat • Extensive private parking • Large enclosed garden • Lounge/dining • 2 double bedrooms • Kitchen with utility • Modern bathroom • Gas central heating/double glazing





Room Dimensions

| | |
|---------------|----------------------------------|
| Kitchen | 3.33 m x 3.28 m / 10'11" x 10'9" |
| Bedroom 1 | 4.17 m x 2.78 m / 13'8" x 9'1" |
| Bedroom 2 | 3.57 m x 2.71 m / 11'9" x 8'11" |
| Bathroom | 2.38 m x 1.45 m / 7'10" x 4'9" |
| Lounge/Dining | 4.50 m x 4.16 m / 14'9" x 13'8" |

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.



*Professional help
on your doorstep*

Estate Agency • Conveyancing • Wills & Estates • Commercial

Professional help – On your door step

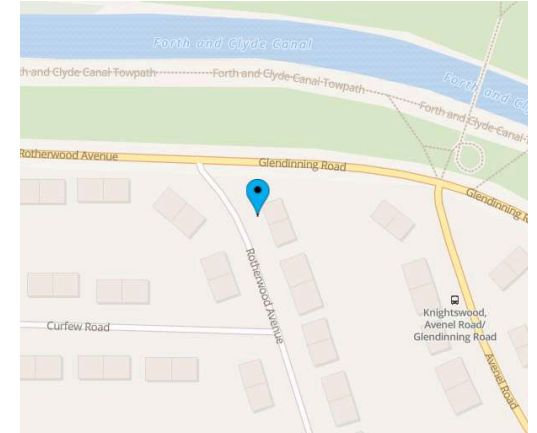
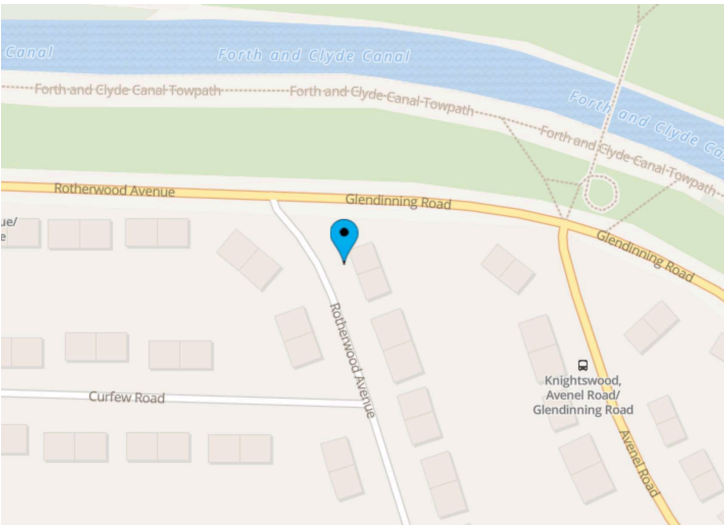
Selling Your Home? – Call Our Free Valuation Service – **0141 959 1674**

Fielding Mclean & Co Solicitors

1986 Great Western Road, Glasgow G13 2SW







Travel Directions

Travelling north along Baldwin Avenue from Knightswood Cross at the top turn right onto Rotherwood Avenue and number 124 is on right immediately at the junction with Glendinning Road.

Estate Agency • Conveyancing • Wills & Estates • Commercial

Professional help – On your door step

Selling Your Home? – Call Our Free Valuation Service – **0141 959 1674**

Fielding Mclean & Co Solicitors

1986 Great Western Road, Glasgow G13 2SW



Ref: E503385

