



**FIELDING
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0141 959 1674

Lower Flat

38 Cowdenhill Circus, Glasgow, G13 2QZ

Offers Over £149,000

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Lower Flat 38 Cowdenhill Circus Offers Over £149,000

Seldom does a home of this quality become available, this outstanding LOWER COTTAGE FLAT has been completed to an uncompromising standard and specification and viewing will not disappoint. In immaculate order throughout with beautifully presented accommodation has been improved to a high standard and very contemporary. Twin outer doors onto entrance vestibule, 17'6" reception hall with replacement internal doors, deep storage cupboard, fabulous south facing lounge with aspects over larger south facing rear garden, of note is the custom built "media wall" with inset living flame fire and storage, access to fully fitted kitchen with window to side and door onto rear garden, comprising extensive floor and wall mounted matt veneer fronted units with complimentary work tops, splash back, integrated oven, hob and hood, recessed pantry storage cupboard, ceiling lined in PVC with recessed downlights, main bedroom comprising a generous double with built-in fitted wardrobes extending one wall, further double bedroom to front, modern fitted and fully tiled shower room to include a wall mounted wash hand basin and shower area with full height glass shower screen, ceiling is lined in PVC with recessed downlights, wall mounted vertical radiator. The specification includes gas central heating with contemporary designer radiators to each apartment and double glazing. Hard standing off street parking to front. Larger south facing rear garden with extensive raised full width deck. The property is conveniently situated for all amenities associate with this district.

- Outstanding Lower Cottage Flat
- Lounge with media wall
- 2 double bedrooms
- Fitted kitchen
- Tiled shower room
- Off street parking
- Large south facing garden



Room Dimensions

Lounge	4.58 m x 3.56 m / 15'0" x 11'8"
Kitchen	3.56 m x 1.92 m / 11'8" x 6'4"
Bedroom 1	4.00 m x 3.04 m / 13'1" x 10'0"
Bedroom 2	3.64 m x 3.16 m / 11'11" x 10'4"
Shower Room	2.30 m x 1.56 m / 7'7" 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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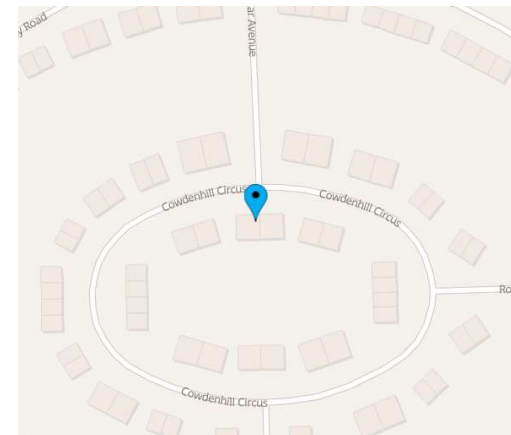
1986 Great Western Road, Glasgow G13 2SW



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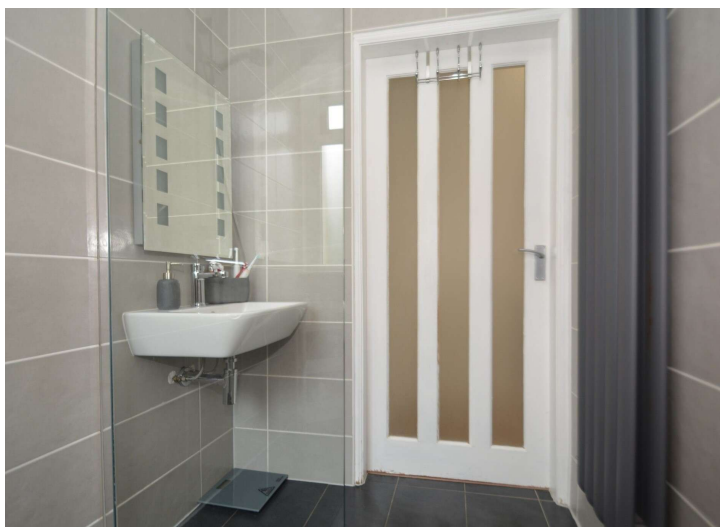
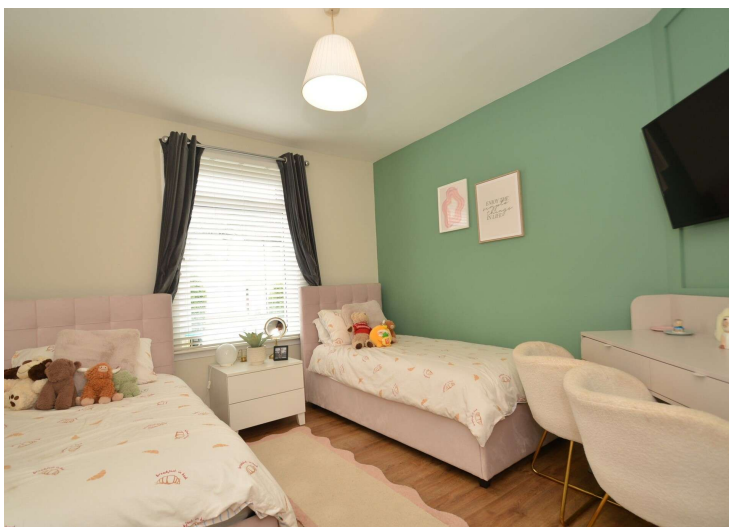






Travel Directions

Travelling north along Knightscliffe Avenue from the junction with Great Western Road (M&S Food and Aldi on right), straight ahead at the traffic lights with Fulton Street, continuing to the roundabout continue diagonally ahead onto Cowdenhill Place, following the road round to the right number 38 is on right opposite Templar Avenue.



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