

70 Greenloan Avenue

GOVAN, GLASGOW, G51 4LG



MOVE IN CONDITION LOWER THREE
BEDROOM COTTAGE FLAT



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McEwan Fraser Legal is delighted to present this well-presented lower cottage flat situated on Greenloan Avenue in the popular residential area of Govan. Brought to the market in good condition throughout, this property would suit a range of purchasers, including families and investors alike.

The accommodation comprises an entrance hallway leading to a bright and spacious living room on the right, offering ample space for a full living room suite. Off the living room sits the kitchen, which is fitted with a gas hob, oven, generous countertop space and room for a freestanding fridge freezer. The property further benefits from three double bedrooms and a three-piece bathroom suite.

The Property





Master Bedroom





Bedroom 2



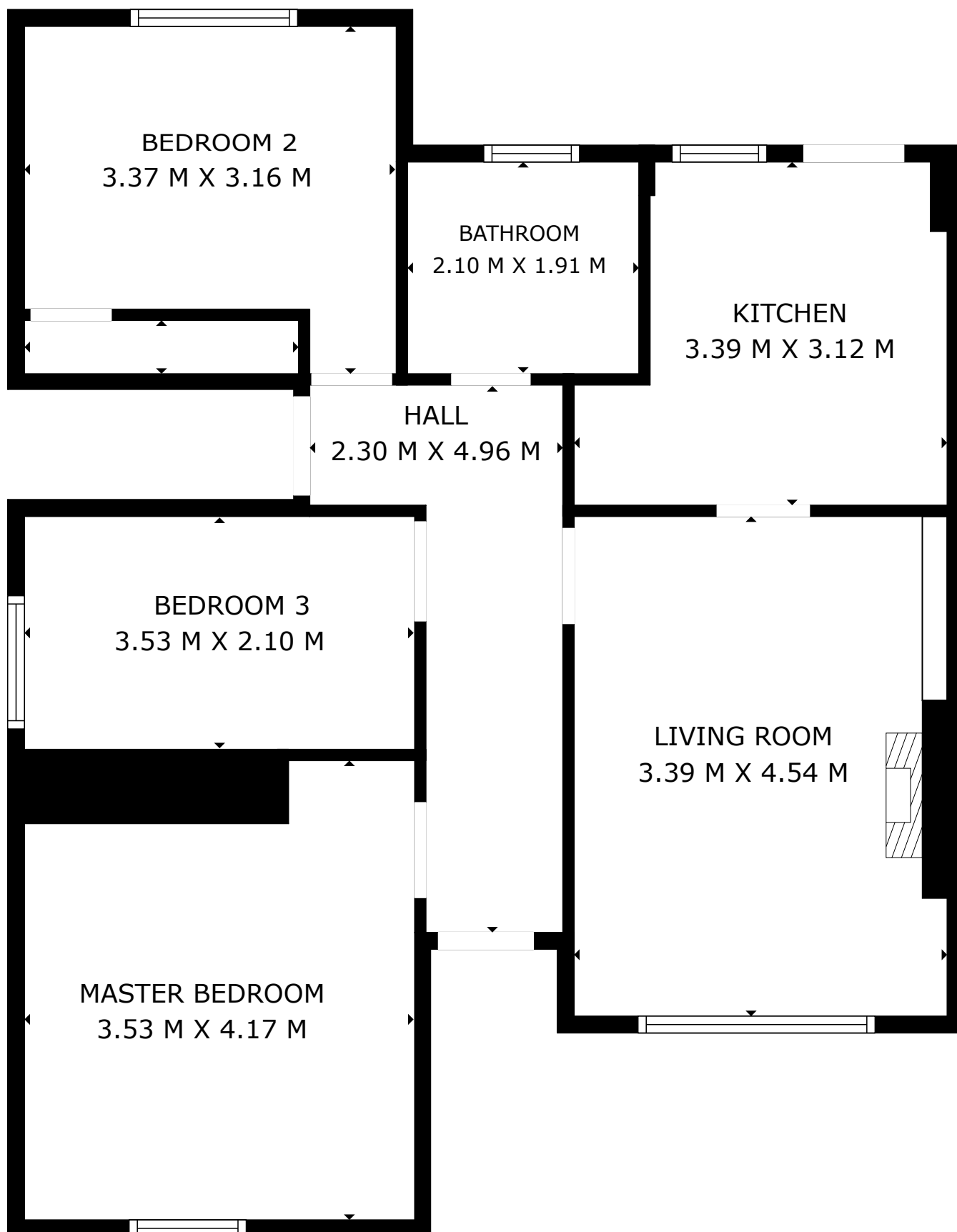


Bedroom 3









Gross internal floor area (m²): 77m²

EPC Rating: D



Externally, the flat enjoys a private section of garden along with access to a communal drying green, while on-street parking is available to the front. Early viewing is highly recommended to appreciate this excellent family home.



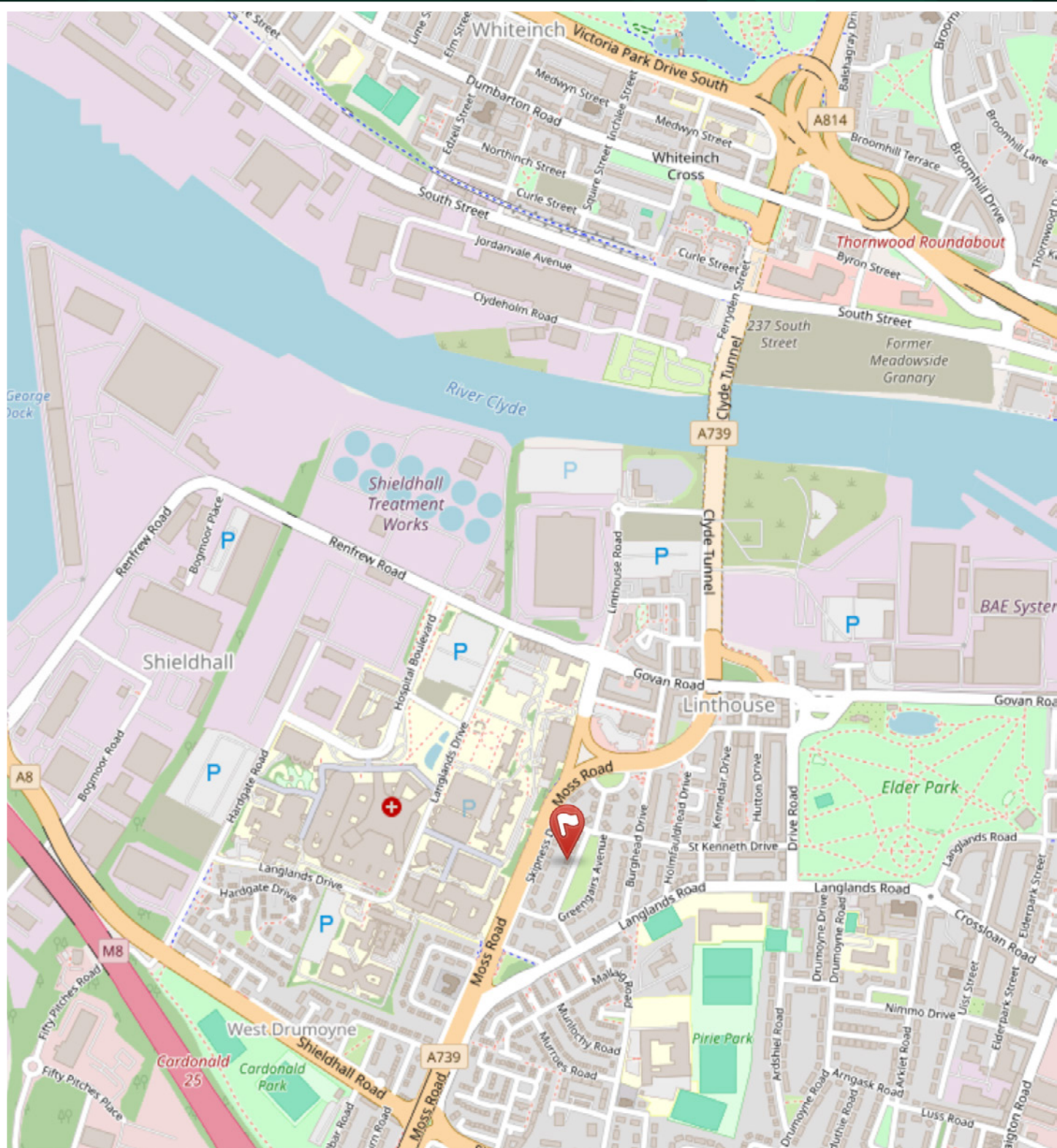


ELDER PARK

Govan is a well established residential area situated on the south bank of the River Clyde, just a short distance from Glasgow city centre. The area has a strong sense of community and has seen considerable investment and regeneration in recent years, making it an increasingly popular choice for buyers.

Greenloan Avenue benefits from excellent transport links, with Govan subway station providing quick and convenient access into the city centre and beyond via the Glasgow Subway network. Numerous bus routes also serve the area, while the M8 motorway is easily accessible for those commuting by car.

Local amenities are plentiful, with a good range of shops, supermarkets and services along Govan Road, as well as Elder Park nearby offering green open space. The area is also home to Elderpark Library and Govan Health Centre, along with a selection of primary and secondary schools. For those working in the creative or media sectors, Pacific Quay, home to BBC Scotland and STV, sits just across the river. With its riverside setting, ongoing regeneration and strong transport connections, Govan continues to grow in popularity with families, first time buyers and investors alike.



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Exchange
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THE SUNDAY TIMES
THE SCOTSMAN



Text and description
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Surveyor



Layout graphics and design
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