



OFFERS OVER

£115,000

**Curling Crescent**  
Glasgow, G44 4QH



## PROPERTY SUMMARY

Located within the popular address of Curling Crescent conveniently situated close to Mount Florida train station and the thriving Southside with its plethora of restaurants, bars, and coffee shops is this spacious three-bedroom upper cottage flat. Offering generous and flexible accommodation, private garden, and pretty outlook across an area of open grassland, this fabulous flat is sure to appeal to a broad section of buyers.

The spacious layout of accommodation comprises; welcoming reception hallway, lounge with feature fireplace with living flame gas fire inset, and storage, dining room/bedroom three, fitted kitchen, substantial master bedroom with bay window, and storage, a further double bedroom, and a modern three-piece bathroom with over-bath shower.

This lovely property further benefits from gas central heating, double glazing, and private garden mainly laid to lawn with timber garden shed.

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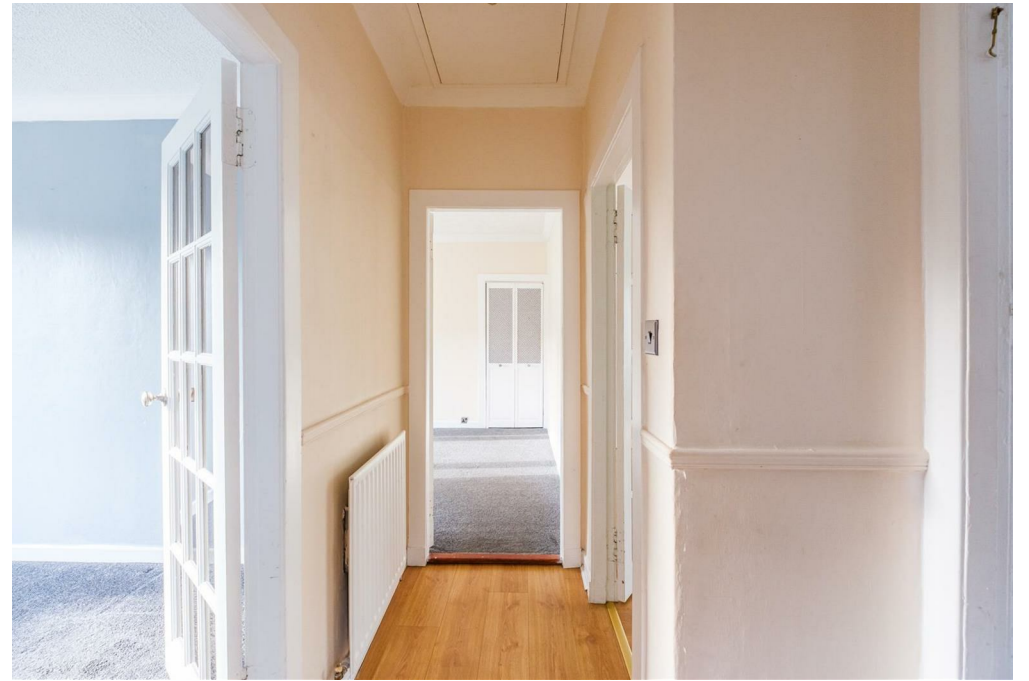
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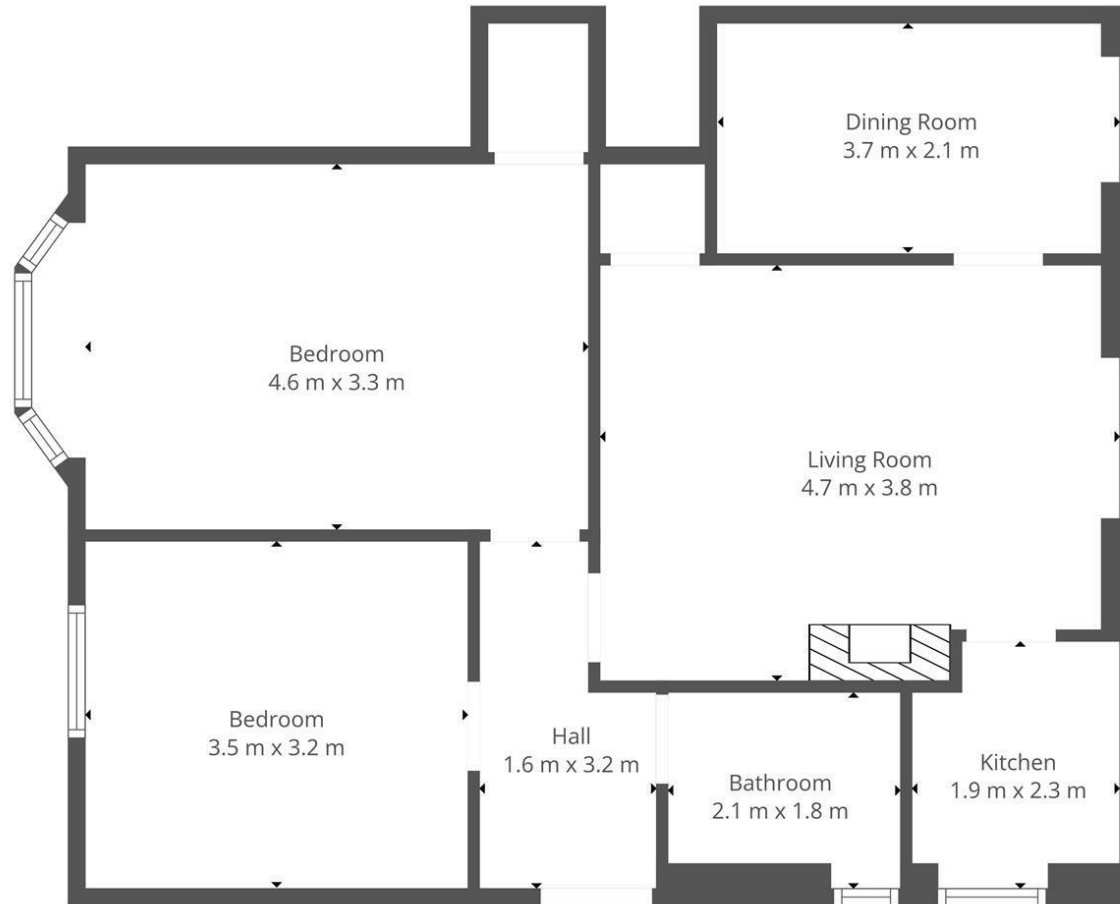












This Floorplan Is Intended To Give An Indication Of The Layout Only.



## LOCAL AUTHORITY

Glasgow City Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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## OFFICE DETAILS

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