



**Curtis Avenue, Glasgow G44 4NW**

## welcome to Curtis Avenue, Glasgow

- Upper cottage flat
- Two well-proportioned bedrooms
- Bright open-plan living and dining space
- Private driveway
- Private Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£120,000**

Situated within the ever-popular area of Curtis Avenue, this attractive upper two-bedroom cottage flat offers an excellent opportunity for first-time buyers. The property benefits from a private driveway and a private garden space, providing both convenience and outdoor enjoyment.

Internally, the accommodation is well-proportioned and thoughtfully laid out. A bright and spacious open-plan living room and dining area creates a welcoming environment, ideal for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while the bathroom completes the home.

The property boasts two well-sized bedrooms, each offering comfortable living space with natural light. Further benefits include excellent transport links nearby, making commuting and travel straightforward.

This is a fantastic opportunity to acquire a charming home in a highly sought-after location.

### Entrance Hallway

### Lounge / Dining Room

17' 11" x 15' ( 5.46m x 4.57m )

### Kitchen

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

### Bedroom One

15' 1" x 11' ( 4.60m x 3.35m )

### Bedroom Two

11' 2" x 9' 7" ( 3.40m x 2.92m )

### Bathroom

7' 3" x 5' 5" ( 2.21m x 1.65m )

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**Property Ref:**  
BSD109182 - 0003

  
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Total floor area 72.2 m<sup>2</sup> (777 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](http://www.propertybox.io)



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