



RESIDENCE

35 Crofton Avenue, , G44 5HY

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

A very well presented and impeccably well-maintained 2 bedroomed upper cottage flat is in walk in condition and sure to appeal to a first time buyer or someone looking to downsize.

Recently upgraded, the property features a modern kitchen and family room whilst featuring gas central heating and double glazing.

The layout comprises of a lower vestibule leading to an upper hallway connecting all rooms. The lounge and open-plan dining area at the rear create an inviting space, while the adjacent fitted kitchen with integrated appliances adds convenience. Both bedrooms are generously sized, with the principal featuring a bay window and a storage cupboard. A well-appointed bathroom completes the accommodation.

Outside, there is a private section of garden with lawn, decking and timber-built garage accessed by way of a long driveway.

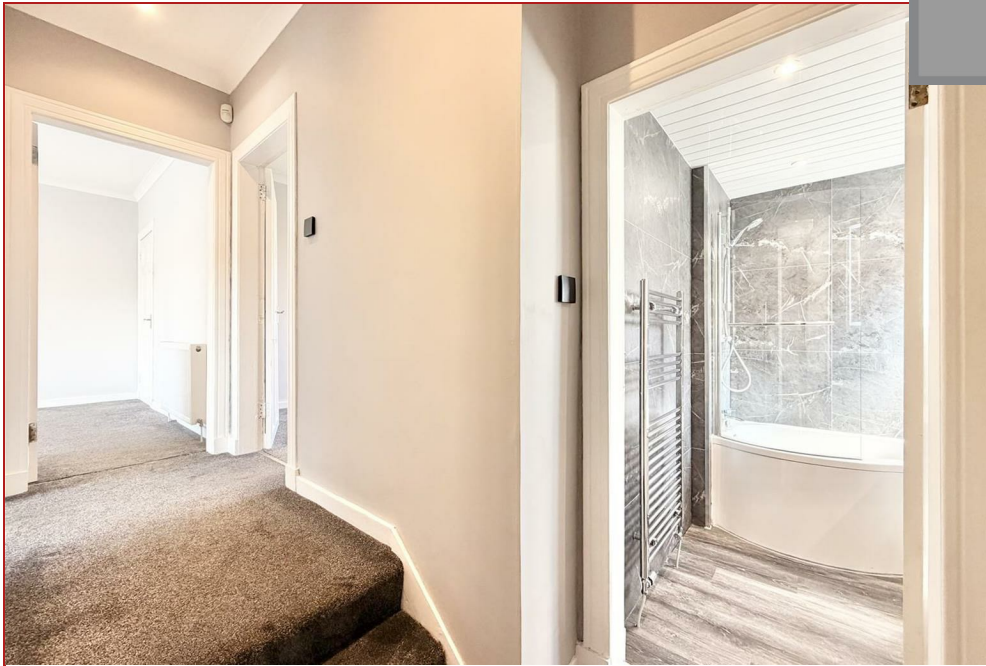
The property is situated within the highly popular Croftfoot district to the south of Glasgow and is conveniently placed for access to all local amenities including schools at both primary and secondary levels, shops, and excellent public transport services. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network.



731.94 sq ft | EER = C

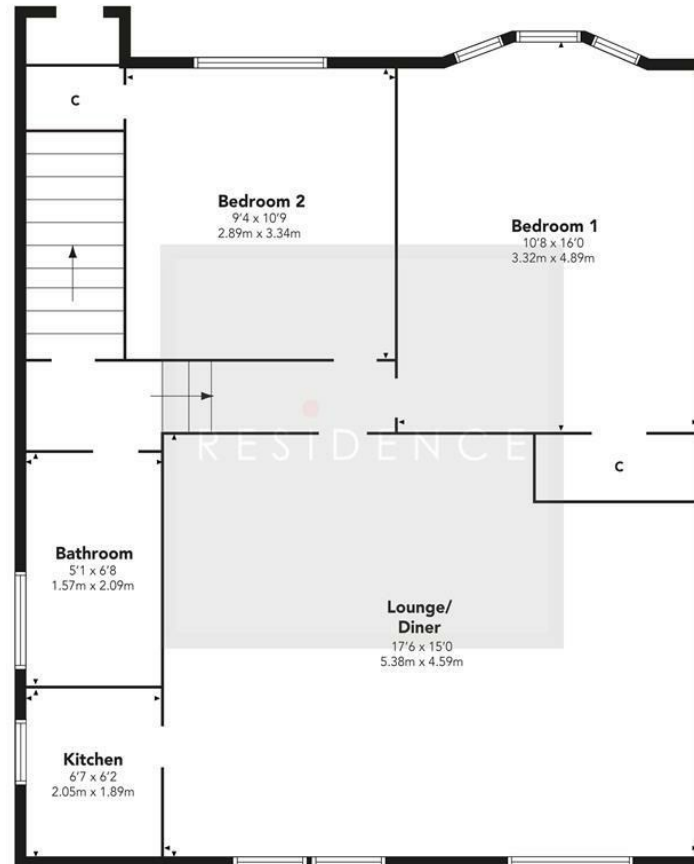


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Crofton Avenue



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.