



Lower Ground Floor Flat

31 Cedric Road, Glasgow, G13 2EQ

Offers Over £129,000



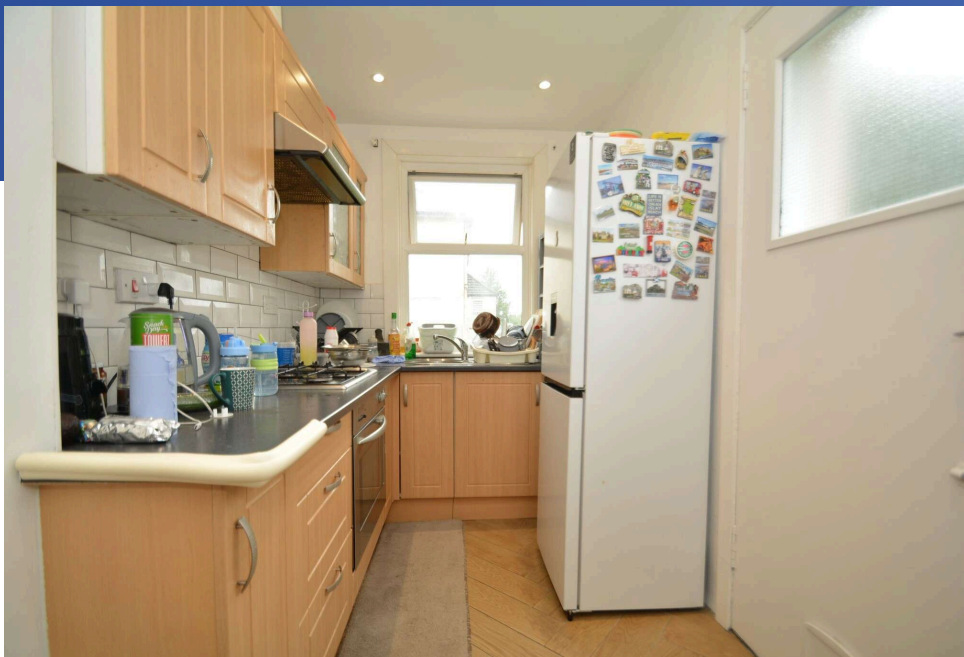
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Improved both internally and externally, this LOWER COTTAGE FLAT is conveniently situated within this popular address with excellent amenities nearby. Entrance vestibule, reception hall with deep recessed storage area, generously proportioned lounge/dining with aspects to rear over south facing garden, adjacent is a modern fitted breakfasting kitchen with window to side and door onto rear garden. Comprising floor and wall mounted beech wood veneer fronted units with complimentary work tops and metro tiled splash back and integrated oven, hob and hood, ceiling mounted downlights and deep pantry storage cupboard off, two double bedrooms both facing the front, modern fitted shower room comprising three piece suite with tiled floor finish and partially tiled walls. The specification includes gas central heating and double glazing. Whilst the building has been refurbished externally. Private gardens to both front and rear. The property is nearby M&S Food and Aldi in addition to being only a few minutes to Anniesland Cross with a large Morrisons, a wide and varied range of additional shops and excellent public transport and Anniesland Station. • Lower Cottage Flat • Lounge/dining • 2 double bedrooms • Modern kitchen, shower room • Gas central heating/double glazing • South facing rear garden



Room Dimensions

Kitchen	3.57 m x 1.91 m / 11'9" x 6'3"
Bedroom 1	3.96 m x 3.58 m / 13'0" x 11'9"
Bedroom 2	3.63 m x 3.16 m / 11'11" x 10'4"
Shower Room	2.30 m x 1.52 m / 7'7" x 5'0"
Rception/Hall	5.36 m x 1.14 m / 17'7" x 3'9"
Lounge/Dining	4.57 m x 3.58 m / 15'0" x 11'9"

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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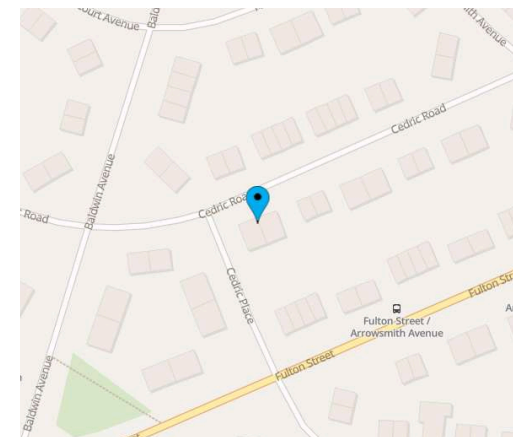
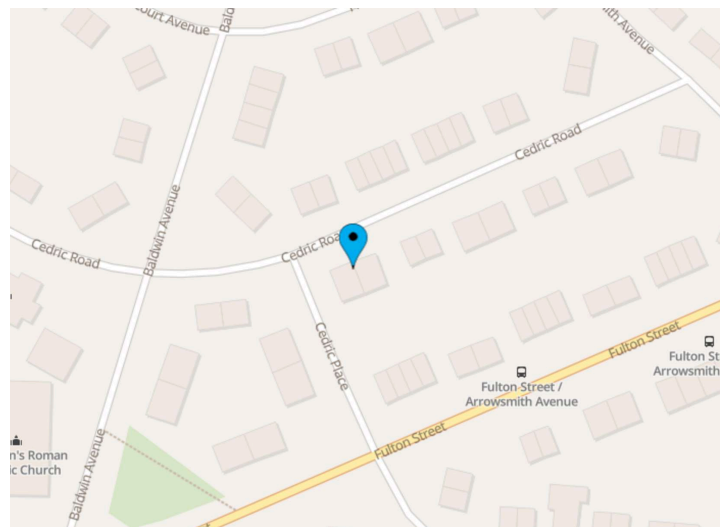
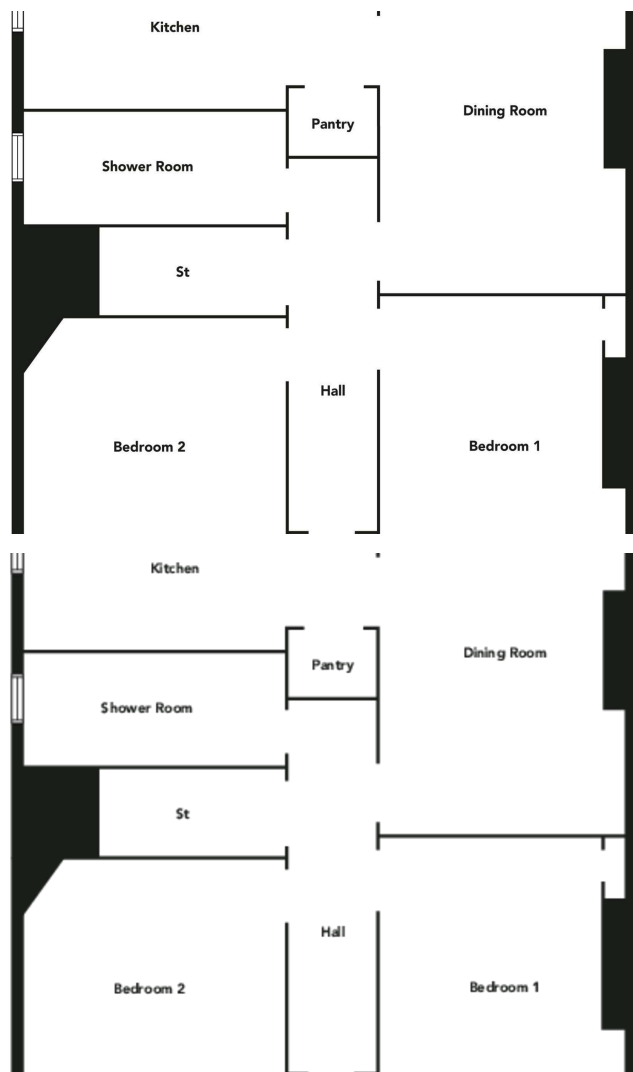
1986 Great Western Road, Glasgow G13 2SW



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Travel Directions

Travelling north along Baldwin Avenue from Knightswood Cross turn second right onto Cedric Road and number 31 is on right.

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