EVE PROPERTY







Private south-facing decking overlooking the garden

Bright bay-window lounge with space for dining

Two double bedrooms with fitted storage

Cloberhill Road, Knightswood, Glasgow, G13 2LB

Offers Over £130,000

A beautifully presented main-door lower cottage flat in walk-in condition, with space to park two cars. Situated within a popular residential area of Knightswood, Glasgow, this attractive home offers bright, spacious accommodation conveniently arranged across one level. The property benefits from its own front and rear entrances, a private monoblocked frontage providing off-street parking for two vehicles, and a lovely south-facing raised decked patio overlooking the rear garden – perfect for relaxing or entertaining.







Property Description

Tastefully presented throughout and offered to the market with no onward chain, this charming property is sure to appeal to first-time buyers, downsizers and investors alike.

The property is accessed via a UPVC front door into a welcoming reception hallway, with all main apartments leading off. The spacious lounge benefits from a large bay window, allowing plenty of natural light, and a feature fireplace, creating a comfortable space for relaxing or entertaining.

The fitted kitchen comprises white units, tiled splashback and cooker, with the added benefit of a washing machine and fridge freezer, all of which are included in the sale. A rear door provides direct access to the south-facing decking and garden area.

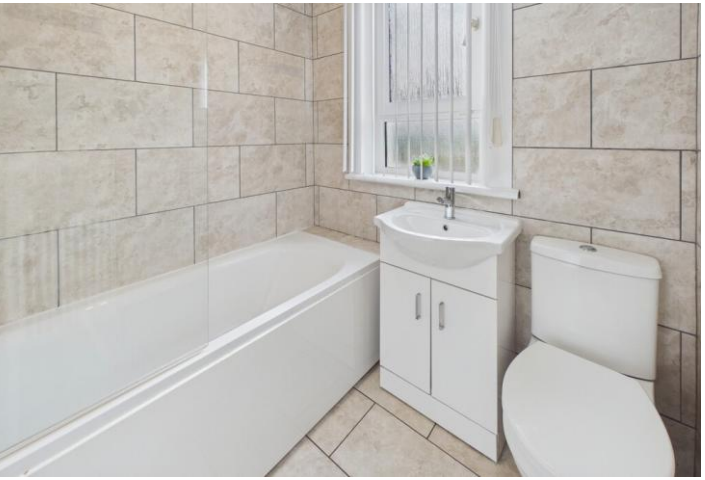
There are two well-proportioned double bedrooms, both neutrally decorated and benefiting from fitted storage. Completing the accommodation is a modern, fully tiled bathroom comprising a bath with shower over, wash hand basin and WC.

Further benefits include double glazing, gas central heating with a combination boiler installed in 2020, and neutral décor and flooring throughout. The principal bedroom also includes a freestanding wardrobe, which is included in the sale, while externally, the private monoblocked frontage provides space to park two cars.

Externally, the south-facing rear garden offers a combination of private and communal outdoor space, including a raised decked patio directly accessed from the kitchen. Enjoying a sunny aspect, this attractive outdoor space provides the perfect setting for al fresco dining, relaxing or entertaining during the warmer months. A communal drying green is also available.











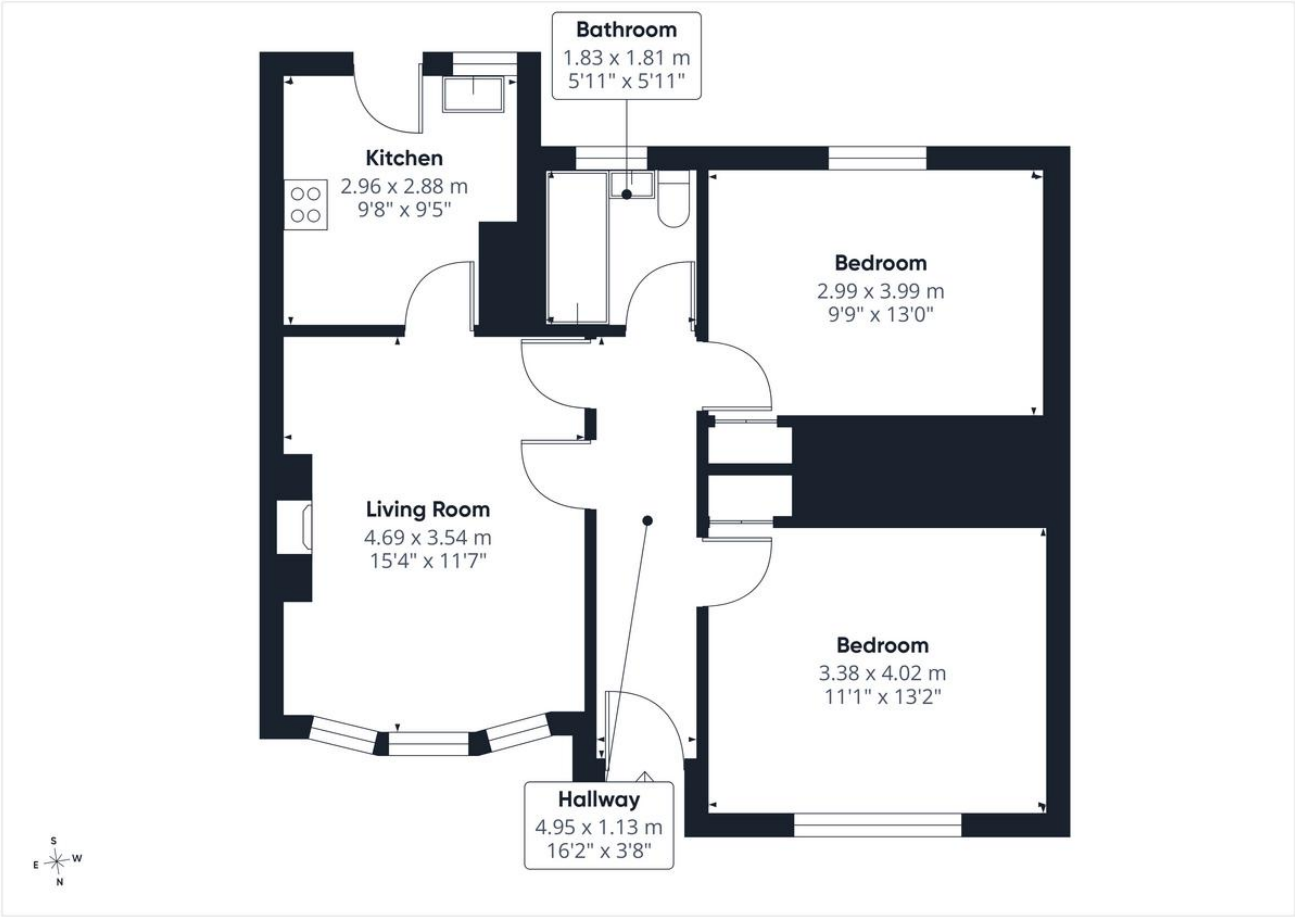


Cloberhill Road is ideally positioned to take advantage of a wide range of local amenities, including schools, four major supermarkets and a selection of local shops. Excellent transport links are available nearby, with Westerton railway station within walking distance, providing regular services to Glasgow City Centre and surrounding areas.

The property is also conveniently located for the amenities of Great Western Road, Anniesland Cross and Byres Road, where a variety of shops, bars, supermarkets and restaurants can be found. For commuters, there is easy access to Glasgow City Centre, the Clyde Tunnel, Clydeside Expressway and the M8 motorway network.

For buyers considering the property as an investment, the flat was previously let at £915 per calendar month, demonstrating its historical rental income potential. The property also benefits from factoring arrangements, with fees of approximately £47 per month, inclusive of buildings insurance.

Early viewing is highly recommended to appreciate the spacious accommodation, private monoblocked frontage with space to park two cars, south-facing outdoor space and convenient location this attractive property has to offer.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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