



Two-bedroom lower cottage flat,
with all accommodation on one
level

Private monoblock driveway with
parking for two cars

No onward chain

Cloberhill Road, Glasgow, G13 2LB

EVE Property are delighted to present this attractive two-bedroom lower cottage flat in the popular Knightswood area of Glasgow. Offering bright, spacious accommodation all on one level, the property benefits from its own front and rear doors, a private monoblock driveway providing parking for two cars, and a south-facing raised decked patio overlooking the rear garden. Well presented throughout and offered with no onward chain, this appealing property is an ideal opportunity for first-time buyers, downsizers and investors alike.

Offers Over £139,995



Property Description

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 gas central heating, neutral décor and flooring throughout, together with a private monoblock driveway to the front of the property, providing off-street parking for two vehicles.

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.





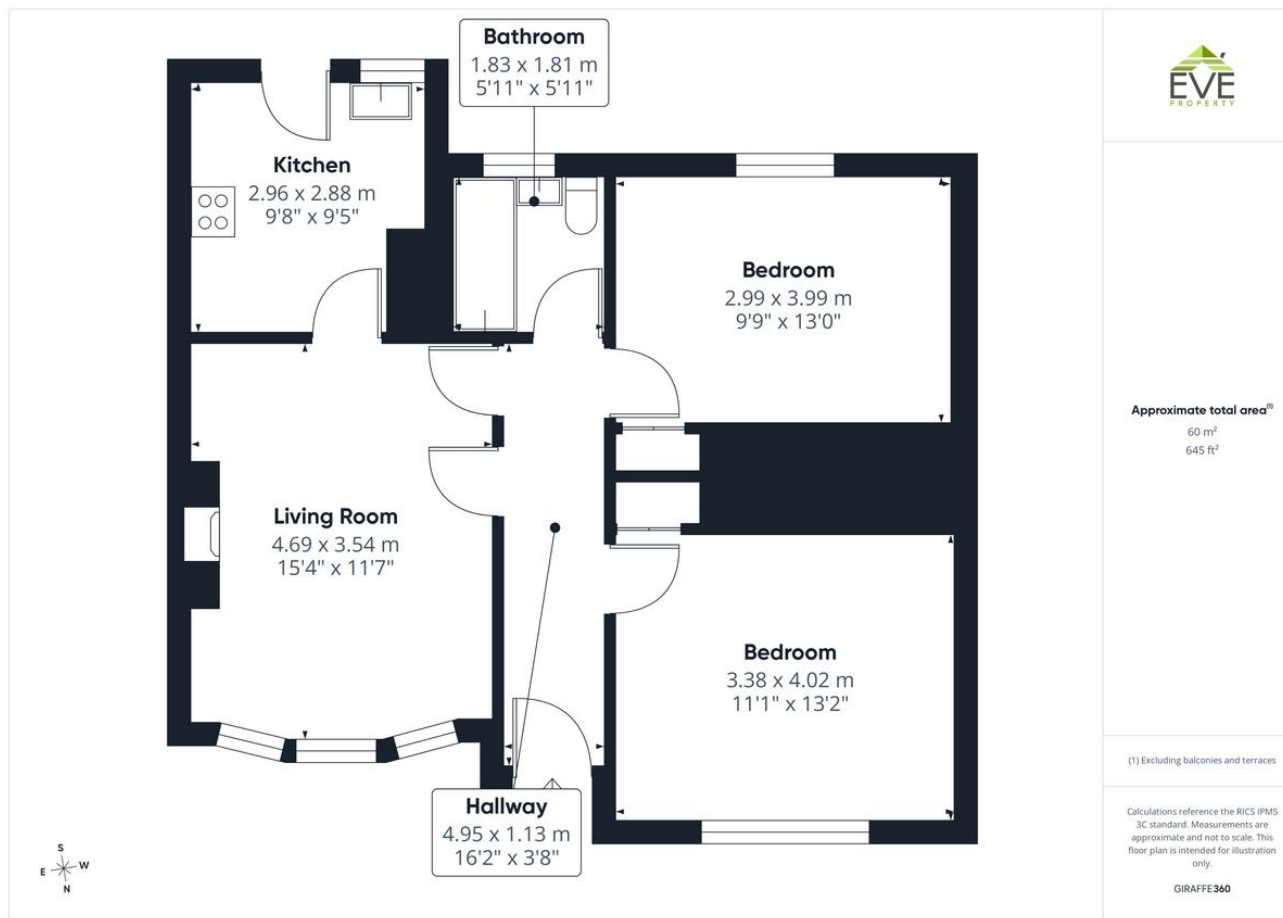
Cloberhill Road is ideally positioned to take advantage of a wide range of local amenities, including schools, four major supermarkets and a selection of local shops. Excellent transport links are available nearby, with Westerton railway station within walking distance, providing regular services to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