



Curtis Avenue, Glasgow G44 4NP

welcome to

Curtis Avenue, Glasgow

- Stunning Lower Cottage Flat
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Dining Room / Bedroom Three (French Doors To Rear Garden)
- Two Bedrooms (One With Bay Window)

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

offers over

£125,000

Having been maintained to an exacting standard by the existing owner this generously proportioned lower cottage flat should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge, modern fitted kitchen displaying base and wall mounted units, dining room / bedroom three with French doors leading to the rear patio area and rear gardens, two generously proportioned double bedrooms (one with bay window) and bathroom with corner bath completes the accommodation.

Externally the property offers stunning landscaped gardens which are located to the front and rear. The property has gas central heating and on street parking.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Entrance Hallway

Lounge

15' 10" x 12' (4.83m x 3.66m)

Kitchen

6' 5" x 6' 3" (1.96m x 1.91m)

Bedroom One

16' 4" Into Bay x 10' 11" (4.98m Into Bay x 3.33m)

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

Dining Room / Bedroom Three

15' x 6' 4" (4.57m x 1.93m)

Bathroom

7' 4" x 5' 3" (2.24m x 1.60m)

view this property online allenandharris.co.uk/Property/BSD109104



Property Ref:
BSD109104 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0141 613 3992



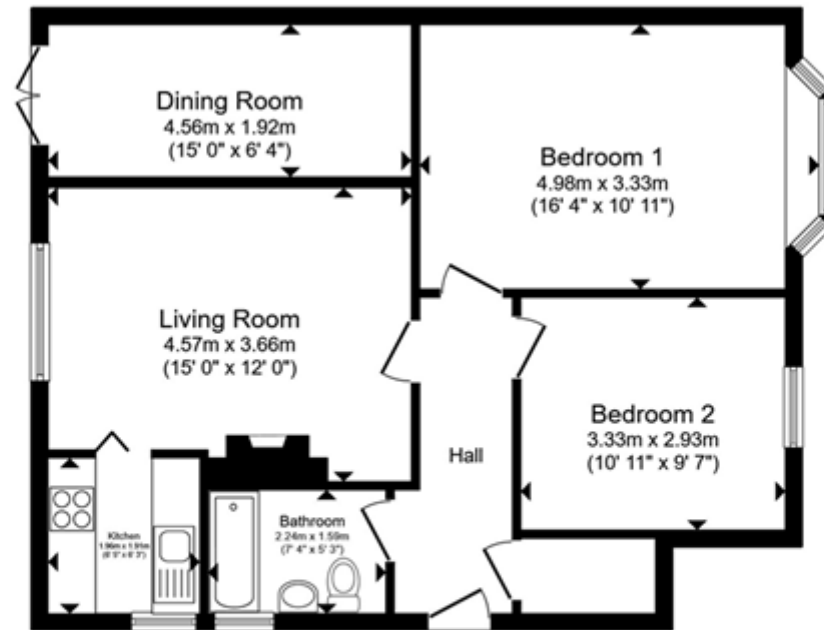
Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk



Floor Plan

Total floor area 67.8 m² (730 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



view this property online allenandharris.co.uk/Property/BSD109104

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BSD109104 - 0002



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk