



**UPPER COTTAGE FLAT**

34 MULBEN PLACE  
CROOKSTON  
G53 7UQ

# 34 MULBEN PLACE, CROOKSTON G53 7UQ



Enjoying panoramic roof top aspects over the surrounding district and beyond, this modern UPPER COTTAGE FLAT is situated within a small estate nearby Crookston Road and just a few minutes to Silverburn and Braehead shopping centres and access to the motorway network.

The property at present benefits from gas central heating and double glazing.

Decorative double glazed and PVC front door onto entrance hall with stairs to upper reception hall, near 16' x near 13' lounge/dining with aspects to front, separate fully tiled kitchen with fabulous views to rear and comprising floor and wall mounted oak veneer fronted units with complimentary work tops, main bedroom to front comprising a good sized double with built-in mirror wardrobes, storage cupboard, single bedroom to rear with fitted wardrobe (housing boiler), fully tiled shower room comprising three piece suite.

There is a resident and visitor parking immediately adjacent. Lock-up garage. Private garden to rear.

## Measurements

LOUNGE/DINING	15'8 (4.77m) x 12'7 (3.84m)
KITCHEN	10'5 (3.18m) x 6'9 (2.08m)
BEDROOM ONE	12'6 (3.81m) x 10'6 (3.21m)
BEDROOM TWO	9'11 (3.04m) x 6'8 (2.04m)
SHOWER ROOM	6'9 (2.06m) x 6'4 (1.93m)

## Travel Directions

Traveling north along Crookston Road from the junction with Barrhead Road turn first left onto Kinarvie Road, bear right onto Mulben Crescent following the road round to the left turn right onto Mulben Place and number 34 is immediately at the top of the cul-de-sac on right.

## Viewing

Strictly by appointment.  
Please call our Property Department on 0141 204 2833

## EPC

C

## Council Tax

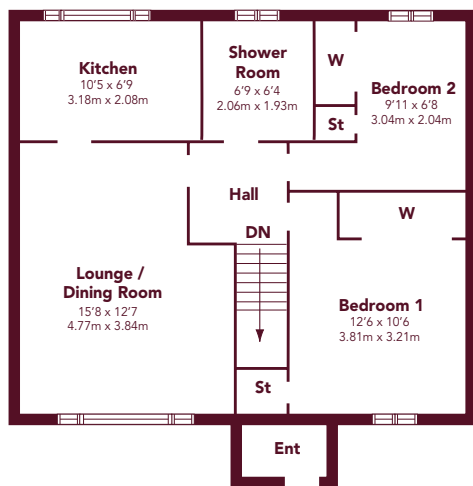
Band C.

## Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf, otherwise it may be sold without you having the opportunity to offer.

## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd [↗](#)



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