



Ashcroft Drive, Glasgow G44 5QD

welcome to Ashcroft Drive, Glasgow

- A Lower Cottage Flat
- Two Double Bedrooms
- Third Bedroom / Study
- Family Bathroom
- Front & Rear Gardens

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

offers over
£115,000

This three-bedroom lower cottage flat, situated on the ever-popular Ashcroft Drive, offers an excellent opportunity for both first-time buyers and investors alike.

The accommodation comprises a bright and spacious lounge with sliding doors leading out onto the rear garden, a fitted kitchen with ample storage, three well-proportioned bedrooms, and a three-piece bathroom suite. The property benefits from good natural light throughout, creating a warm and welcoming living environment.

Externally, the property enjoys its own garden space-ideal for relaxing or entertaining both at the front and rear.

Ideally located, the property is within close proximity to a wide range of local amenities, reputable schooling, and excellent transport links, offering easy access to surrounding areas and city centre destinations.

Early viewing is highly recommended to fully appreciate the potential this fantastic home has to offer.

Living Room

15' 1" x 11' 10" (4.60m x 3.61m)

Kitchen

6' 7" x 6' 6" (2.01m x 1.98m)

Bedroom 1

15' x 11' 1" (4.57m x 3.38m)

Bedroom 2

11' 3" x 9' 9" (3.43m x 2.97m)

Bedroom 3 / Dining Room

12' x 8' 8" (3.66m x 2.64m)

Bathroom

6' 10" x 5' 1" (2.08m x 1.55m)

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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:
BSD109167 - 0004



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Floor Plan

Total floor area 74.0 m² (797 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



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