






Craigton Avenue
Milngavie
G62 7SX

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Fixed Price £178,000

*** Investment property as being sold with sitting tenant on a PRT ***

This Lower Cottage Flat is situated in a great location with lovely open views to the front and a good sized private garden to the rear.

The property provides excellent sized rooms throughout and has c. 900 sq ft of internal accommodation which makes this larger than many semi detached homes in the area.

The building is traditionally constructed with a render exterior beneath a modern concrete tiled roof and benefits from it's own back and front door and ample space to the front for parking.

At the front the garden is lawned and level and adjacent to this a path leads to the rear.

The rear garden has a communal lawned area with drying poles and then an enclosed private area which is mainly slab and concrete and has a large shed with ample additional space to create further patio or decking areas as required.



Home Report Valuation £180,000

www.packdetails.com
Reference: HP729485
Postcode: G62 7SX

Council Tax Band C

EPC Rating D



Internally the accommodation comprises hallway with two good storage cupboards, large main lounge/living room which is situated at the rear of the property, is nicely decorated and has a modern wood effect floor. The kitchen has a range of wall and floor standing storage units with window to the rear and a door leading to the rear garden.



There are three bedrooms in total and a bathroom with three piece suite and wall mounted electric shower.

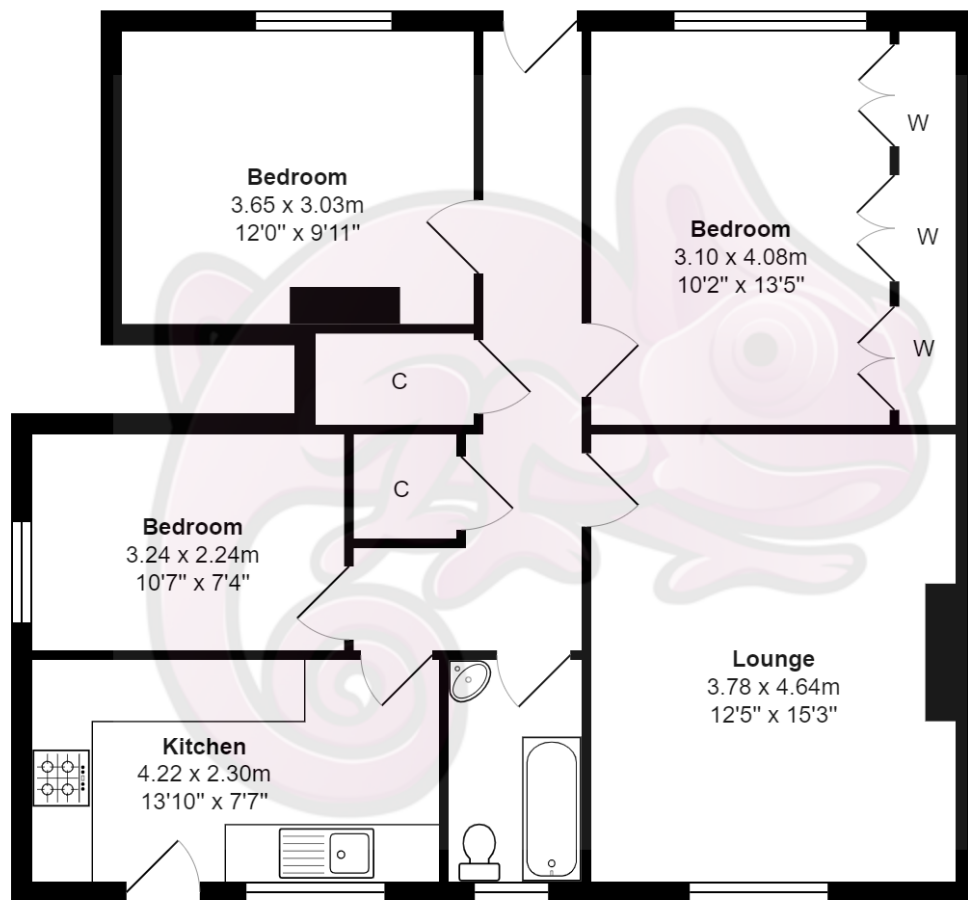
The property further benefits from gas central heating and double glazing.

The current tenant has been in the property since January 2020, is up to date with rent payments and is keen to stay on for the new landlord thus meaning there would be no void period for the new investor.



Vendor Comments

This is a great spot as is away from the main road and yet only a 5 minute easy walk into the village. Excellent shops close by as are both bus and rail services.



All measurements are approximate and for display purposes only

Total Area: 78.3 m² ... 843 ft²

Location

Milngavie train station is close by and there is a regular bus service. The centre of Milngavie is also within easy reach where there are many shops, cafes, bars and restaurants including Marks and Spencer and a Tesco Super Store. Glasgow city centre is just over 30 minutes away by car.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

