





Montford Avenue
Glasgow
G44 4NT

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Offers Over £110,000

This Lower Cottage Flat is situated in a prominent position towards the end of Montford Avenue and benefits from open views to both the front and rear.



The building has been well maintained with a render exterior beneath a pitched re tiled roof and has the added benefit of double glazing and gas central heating.

Internally the flat has just been redecorated throughout and is in good decorative order with a bright and fresh interior and nice open outlooks.



The ground floor also has a private front garden which is mainly lawned and has a nice outlook. The garden to the rear is also lawned and has a nice private setting with open view to the rear.

Internally the apartment provides spacious accommodation throughout comprising hallway, large lounge with picture window to the rear and a large walk in cupboard. The kitchen is off the lounge and has storage units, free standing electric cooker, space for fridge freezer and a stainless steel sink at the far side with window looking onto the side garden.



Home Report Valuation £115,000

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HP743825
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Council Tax Band C

EPC Rating C



There is a further room off the lounge which can be used as a dining room or indeed a 3rd bedroom if required and has a window to the rear onto the garden.



At the front is the large bay window double bedroom with a walk in storage area to the far side and then a second double bedroom with window to the front. In the hallway there is a further cupboard housing the boiler.

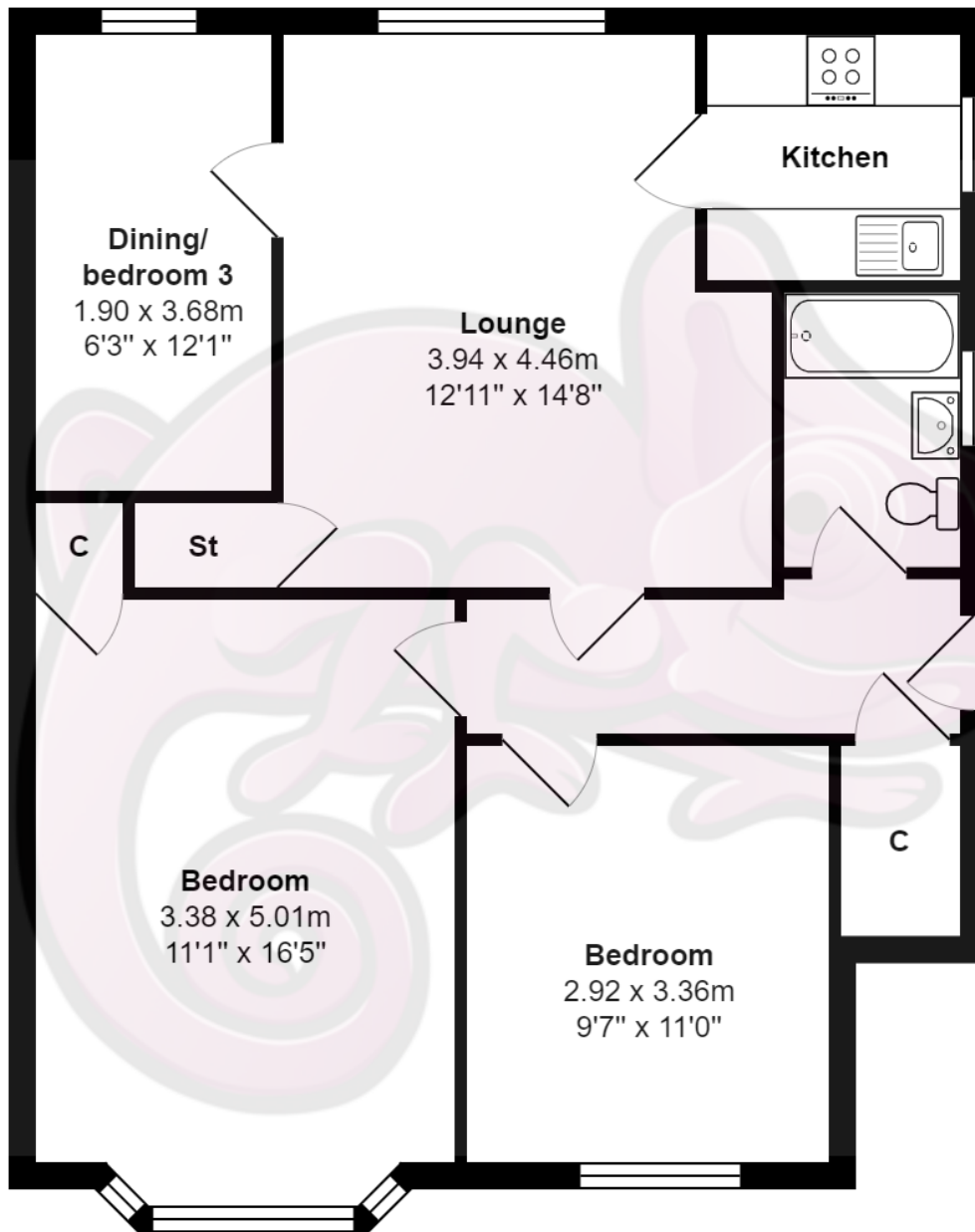
Modern bathroom with white three piece suite including panelled bath, wash hand basin and a pedestal sink, mains wall mounted shower with glass screen and a window to the side.

The property is at the preferred end of Montford Avenue and from the front has some really nice views and is a great place for afternoon and early evening sun.



Vendor Comments

The flat is in a great position at the end of Montford Ave, just off the main Castlemilk Road with bus, train and all local shops all within 5/10 mins walk, with direct links to Glasgow. The flat has just been freshly decorated throughout in neutral colours.



Total Area: 66.6 m² ... 717 ft²

All measurements are approximate and for display purposes only

Location

The property is conveniently located in a highly sought-after pocket of Kings Park and is conveniently situated for a range of local amenities with a variety of shops within walking distance, catering for day-to-day requirements. Popular schooling can be found locally at both Primary and Secondary levels. Nearby Burnside and Shawlands offers a more diverse range of facilities including supermarkets, banking, bars, and restaurants. The area benefits from frequent public transport services by both bus and rail. In addition to this, the M8 Motorway network is easily accessible and connects to the central belt and beyond.





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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.

