






Crathie Drive  
Thornwood  
G11 7XE

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## Offers Over £95,000

This well presented 2nd Floor Flat is situated within an attractive red sandstone tenement building which is accessed via security controlled front door.



Crathie Drive is a sought after street in the heart of Thornwood and no 21 is positioned towards the middle and therefore has the added benefit of a very private outlook from the lounge where it overlooks the private, well maintained gardens of Crathie Court.

The apartment itself has been cleverly upgraded and has a very nice layout with some excellent concealed storage units including a very useful semi loft area above the kitchen area.



The accommodation comprises entrance hallway, bright main lounge/living area with window to the front providing really nice outlook. There is a built in cupboard housing the central heating boiler and adjacent to this a further cupboard with storage and from here HDMI leads are connected to the fitting for a wall mounted tv where there is a dedicated electricity supply and where the previous tv bracket was mounted.



## Home Report Valuation £100,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP748701  
Postcode: G11 7XE

Council Tax Band B

EPC Rating D



The kitchen area has a good range of floor and wall storage units with an integrated hob, oven and hood. On the opposite side is a stainless steel sink and space for free standing fridge freezer as well as a large wooden effect work surface area which doubles up as a breakfast bar and is open to the lounge.



Double bedroom with window to the front and space for free standing wardrobes.

Attractive shower room with wet wall finish and a modern wet wall ceiling with integrated lights. Large shower stall with shower, wash hand basin and a w.c. Feature chrome period style central heating radiator and mechanical vent.

The flat has a gas fired central heating system, double glazed windows and communal gardens to the rear.



## Vendor Comments

*This has been a lovely flat with a really nice outlook and so convenient for all the local shops, bars, restaurants and transport links.*



Total Area: 30.7 m<sup>2</sup> ... 330 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Thornwood is a bustling, evolving community near the University of Glasgow and has become a hugely desirable and attractive location providing a variety of trendy wine bars, popular restaurants and gourmet coffee shops as well as the nearby Broomhill retail park with large Sainsbury supermarket and Marks and Spencer to name but a few. The area, as a whole, proves popular with those requiring access to Glasgow, Strathclyde and Caledonian University, Kelvingrove Park, Victoria Park and the Art Galleries. The Glasgow Botanical Gardens are also within close proximity as well as Byres Road.





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