






Crathie Drive
Thornwood, Glasgow
G11 7XE

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Offers Over £125,000

A beautifully presented Top (3rd) Floor Flat situated in an excellent location close to all amenities.

The apartment is situated within an attractive red sandstone building which is in very good condition with a really well presented close with stairs to all levels and access at the rear to a nice communal drying green with bin store.

The building also benefits from the fact it borders onto adjacent open ground which helps give the back green a much more private feel.

Internally the property has been maintained in good order throughout and would make an excellent first home or would be a great investment property due to the popularity of this convenient location.

There is an entrance hallway accessed via original front door featuring stained glass window and at the far end of the hallway is a bespoke storage area which has been cleverly designed to provide additional shelved and concealed storage with a matching door opening to the kitchen.



Home Report Valuation £140,000

www.packdetails.com
Reference: HP761864
Postcode: G11 7XE

Council Tax Band B

EPC Rating C



The main lounge/living room has a bay window to the front, shelved recessed storage area and a very nice exposed brick feature fireplace with led lighting above which provides a lovely focal point to this attractive room.

The kitchen has been replaced with a most appealing custom built fitted kitchen with a range of floor and wall mounted storage units including inset sink and drainer, built in hob, oven and hood and natural wood worktop surfaces.



Large double bedroom with window to the rear and cupboard housing central heating boiler. Smooth emulsion walls, self coloured carpet and neat shelving to one side.

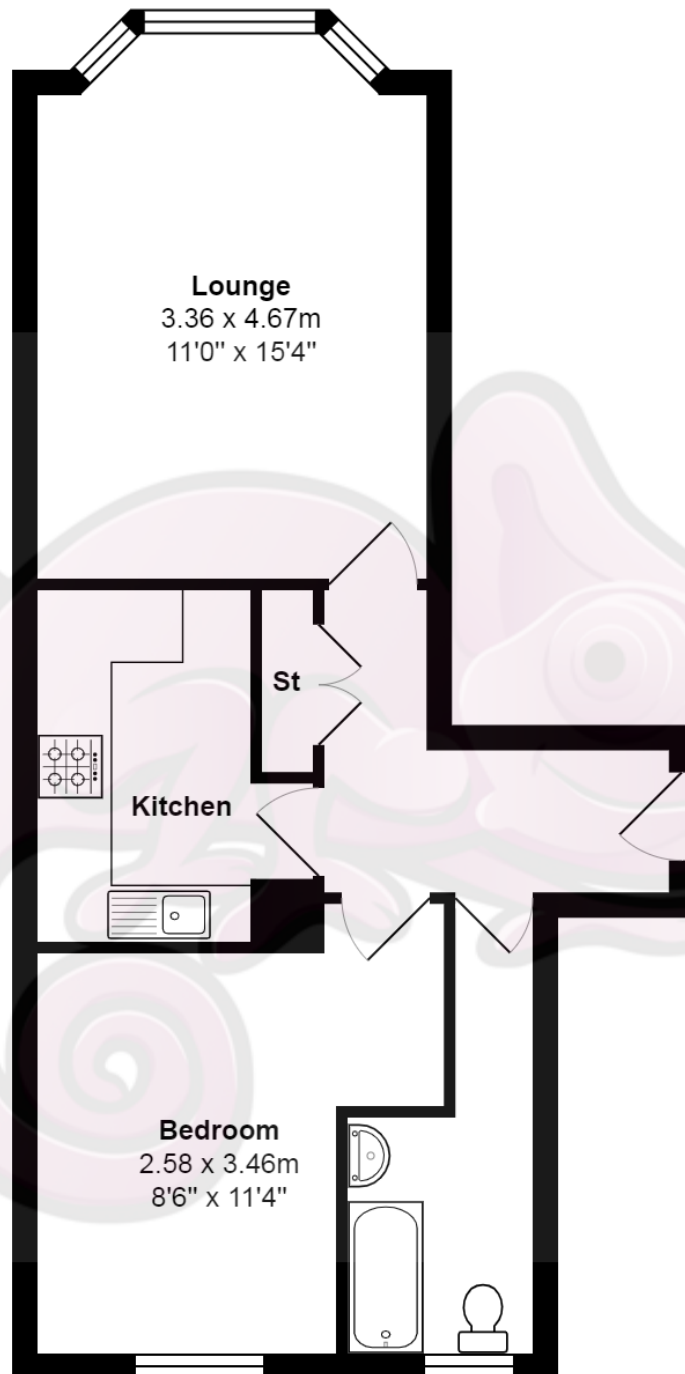
The bathroom has also been renewed and has a modern three piece suite comprising panelled bath with wall mounted mains shower and glass screen, wash hand basin and WC. Heated towel rail and window to the rear.

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



Vendor Comments

This has been an excellent property in such a convenient location close to all the local amenities and retail park. It is a very quiet building to live in and we have fantastic neighbours.



Total Area: 43.9 m² ... 472 ft²

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 Glasgow Botanical Gardens are also within close proximity as well as the bustling Byres Road.





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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.

