



Menzies Road
Glasgow
G21 3NG

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Offers Over £105,000

This well presented Lower Cottage Flat is traditionally constructed and has a painted render exterior beneath a hipped, concrete tiled roof.

The property is in a great location within an established and sought after locale and has direct outlook over the playing fields of St Marthas Primary school which gives a really nice open view.

Private front garden which has a lawned area and hedge to the front. At the rear is a large garden which is mainly lawned and level with hedge and timber fencing on the boundary.

Internally the property provides excellent sized rooms and has been well maintained and upgraded over many years of ownership and would make an ideal first time buy or indeed a nice quiet place to live for downsizing family.

The accommodation comprises hallway, large main lounge/living room with picture window to the front.



Home Report Valuation £110,000

www.packdetails.com
Reference: HP761690
Postcode: G21 3NG

Council Tax Band B

EPC Rating C



Modern fitted kitchen with plenty of floor and wall mounted storage units with built in gas hob, oven and hood, plumbing for washing machine and space for free standing fridge freezer. The sink is integrated at the far side and has a picture window at the front.

There are three double bedrooms, each in good decorative order and with plenty of space for bedroom furniture and storage.



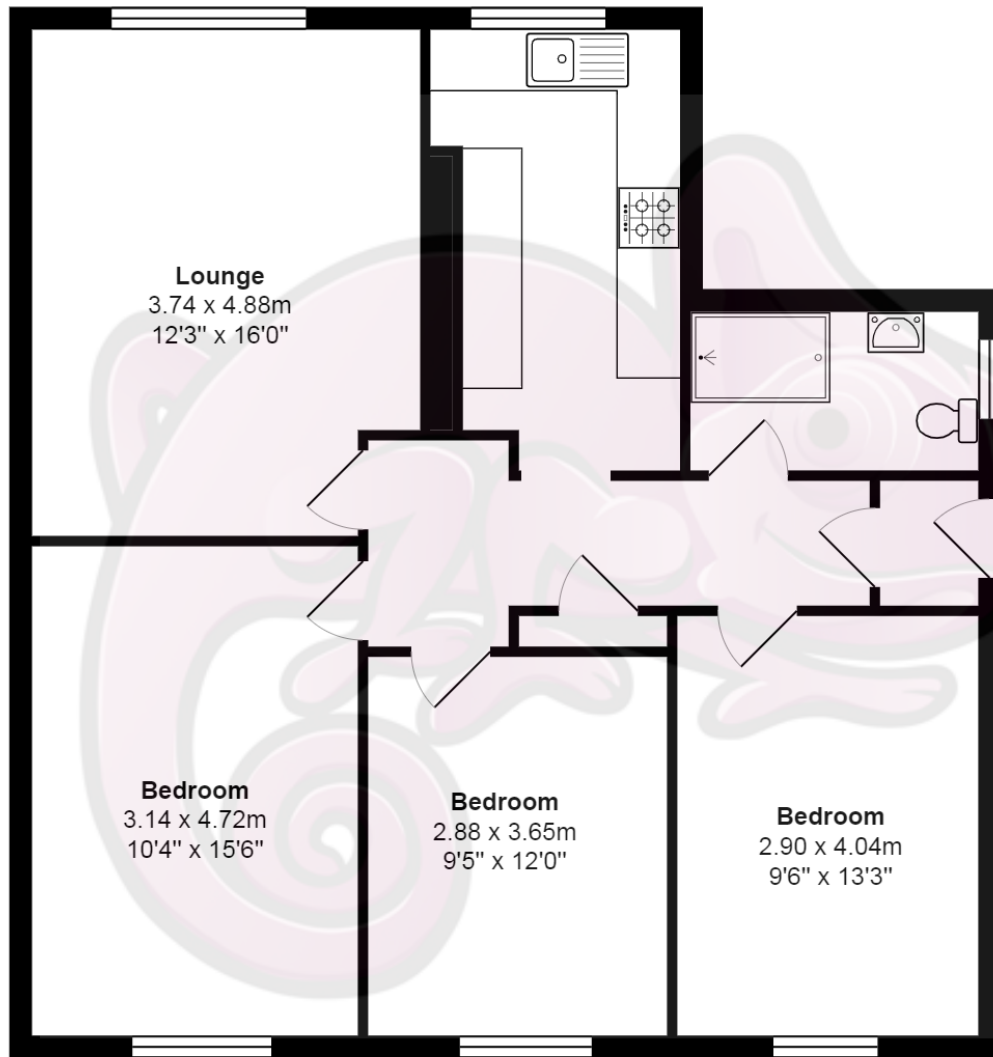
The bathroom has been upgraded to provide a large double walk in shower cabinet, wash hand basin set in modern vanity unit and w.c.

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



Vendor Comments

This has been an excellent area to live, great neighbours and also within a short distance of great shops and public transport links.



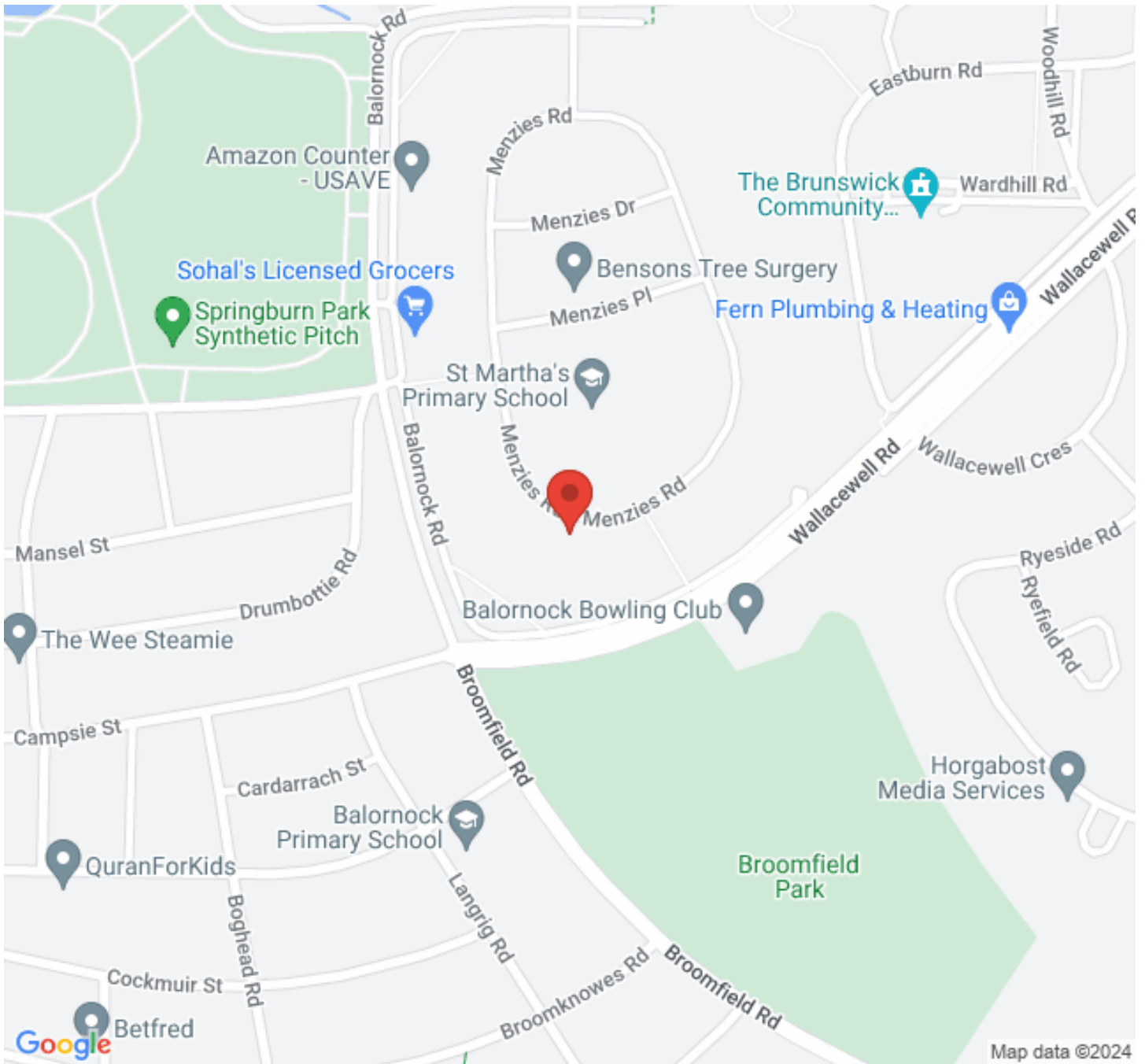
Total Area: 80.6 m² ... 868 ft²

All measurements are approximate and for display purposes only

Location

Menzies Road is situated close to schooling at both primary and secondary levels, sporting facilities 18 hole golf course, Balornock bowling club, recreational park a few minutes walk, and a gym in the Robroyston Retail park, which also hosts an Asda and several other shops. Public transport routes to Glasgow City Centre and Glasgow West End and is nearby to the motorway network M80 and M8.





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