



**Croft Hill Road, Glasgow G44 5NN**

## welcome to Crofthill Road, Glasgow

- Stunning Lower Cottage Flat
- Bright Spacious Lounge / Dining Area
- Fitted Kitchen
- Two Double Bedrooms (One with bay window)
- Modern Shower Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£120,000**

Offering to the market this generously proportioned stunning and upgraded lower cottage flat situated within this popular locale.

Enjoying a prime position within this popular pocket, the interior comprises welcoming entrance hallway, stunning bright formal lounge with open plan dining room, modern fitted kitchen with a range of base and wall mounted units, two double sized bedrooms (one with bay window) and modern shower room with three piece suite.

Externally the property enjoys garden to the rear, gas central heating and driveway for off street parking. Viewing is essential in order to appreciate the size, style and quality contained within.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations.

Early Viewing Advised.

### Entrance Hallway

### Lounge

15' x 12' ( 4.57m x 3.66m )

### Dining Area

11' 8" x 6' ( 3.56m x 1.83m )

### Kitchen

6' 11" x 6' 8" ( 2.11m x 2.03m )

### Bedroom One

15' x 10' 11" ( 4.57m x 3.33m )

### Bedroom Two

11' x 9' 3" ( 3.35m x 2.82m )

### Shower Room

6' 9" x 4' 11" ( 2.06m x 1.50m )

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**Property Ref:**  
BSD109122 - 0003

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**0141 613 3992**



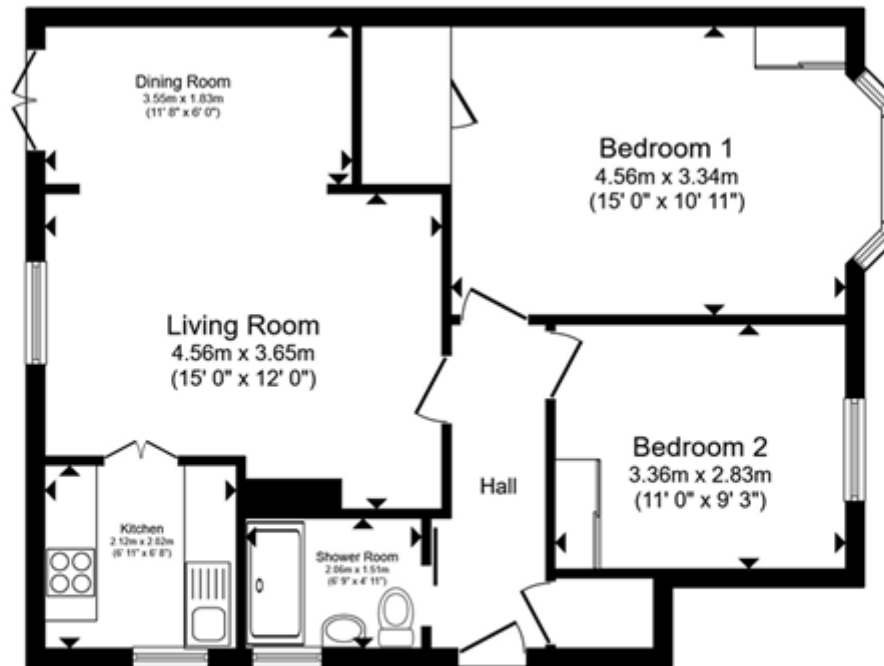
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Total floor area 65.2 m<sup>2</sup> (702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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