



Montford Avenue, Glasgow G44 4NZ

welcome to Montford Avenue, Glasgow

- Stunning Upper Cottage Flat
- Bright Spacious Lounge / Dining Area
- Modern Fitted Kitchen
- Two Good Sized Bedrooms
- Modern Shower Room

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£115,000

Offering to the market this generously proportioned stunning and upgraded upper 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 area, modern fitted kitchen with a range of base and wall mounted units, two double sized bedrooms and modern shower room with three piece suite.

Externally the property enjoys garden to the rear, gas central heating and on street parking. Viewing is essential in order to appreciate the size, style and quality contained within. The property has stunning views across Glasgow.

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 / Dining Area

17' 11" x 12' 2" (5.46m x 3.71m)

Kitchen

6' 8" x 6' 6" (2.03m x 1.98m)

Bedroom One

15' 1" x 10' 11" (4.60m x 3.33m)

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

Shower Room

6' 9" x 5' 1" (2.06m x 1.55m)

view this property online allenandharris.co.uk/Property/BSD109199



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BSD109199 - 0002



0141 613 3992



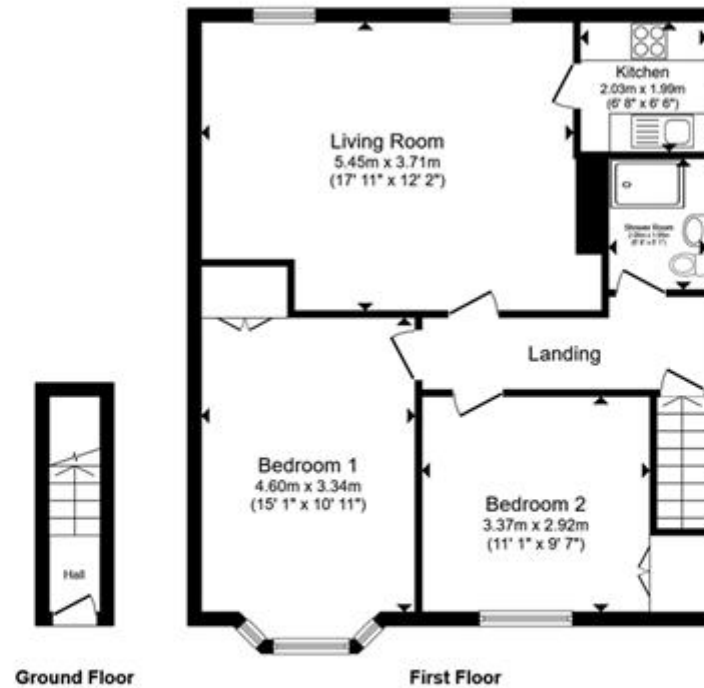
Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk



Total floor area 76.2 m² (820 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



view this property online allenandharris.co.uk/Property/BSD109199

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BSD109199 - 0002



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk