



Curtis Avenue, GLASGOW G44 4NW

welcome to

Curtis Avenue, GLASGOW

- Stunning Upper Cottage Flat
- Bright Spacious Lounge
- Dining Room / Bedroom Three
- Two Double Bedrooms
- Family Bathroom

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

offers over

£110,000

Having been maintained to an exacting standard by the existing owner this generously proportioned upper cottage flat should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge, modern fitted kitchen displaying base and wall mounted units, dining room / bedroom three, two generously proportioned double bedrooms (one with bay window) and family bathroom completes the accommodation.

Externally the property offers landscaped gardens which are located to the rear. The property has gas central heating and on street parking.

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. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Entrance Hallway

Lounge

15' x 12' 3" (4.57m x 3.73m)

Kitchen

6' 6" x 6' 5" (1.98m x 1.96m)

Bedroom One

16' 7" x 10' 11" (5.05m x 3.33m)

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)

Bathroom

7' 4" x 5' 2" (2.24m x 1.57m)

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Property Ref:
BSD109208 - 0002

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Total floor area 74.7 m² (804 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



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