



## 84 Shafton Road, Glasgow, G13 2NF

Offers over £144,995



Elevate Property services are delighted to present this fantastic THREE bedroom lower cottage garden flat to market. This highly sought after accommodation within the popular Knightswood area must be viewed to appreciate the accommodation on offer.



## Property Information

Welcome to No. 84 Shafton Road, this fantastic home is presented to market in walk-in condition having undergone a full refurbishment over the last two years. As three bedroom flats are not often available in this area; we are not expecting this property to be available for long!

To the front of the property, ample on-street parking and a low maintenance lawn garden is available. Upon entering, you are welcomed into the bright reception hallway which leads to all rooms within this property. The open plan lounge and kitchen space is generous in size and boasts dual aspect windows and a glass panelled rear door, creating an abundance of natural light. The modern fitted kitchen hosts an array of white wall and floor units and wood effect worktops, creating a clean and efficient workspace. The kitchen further benefits from space for free-standing appliances, including a splendid range cooker. With the added benefit of a breakfast bar/island, this a lovely space for cooking, dining and entertaining.

Three beautifully decorated bedrooms are available, all of which are generous in size. Completing this property, is a charming, newly fitted bathroom with shower over bath, vanity unit and W.C.

The rear garden with raised decking area and substantial lawn, is the perfect place for relaxation and dining al-fresco. With the garden also being fully enclosed, this is a safe and secure environment for children and pets alike.

Ideally situated within a short distance of sought after schooling, this property will appeal to families with children of various ages. Also, within walking distance of Anniesland Cross which benefits from popular shops, bars and restaurants, the location is ideal. Excellent transport links are available to surrounding areas, or further afield to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge - 4.53m x 3.82m

Kitchen - 4.11m x 2.92m

Bedroom One - 4.53m x 3.93m

Bedroom Two - 3.40m x 3.40m

Bedroom Three - 3.30m x 3.28m

Bathroom - 2.54m x 1.69m

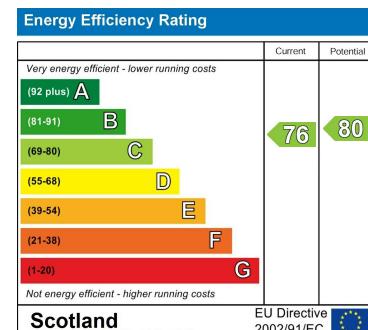
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.