

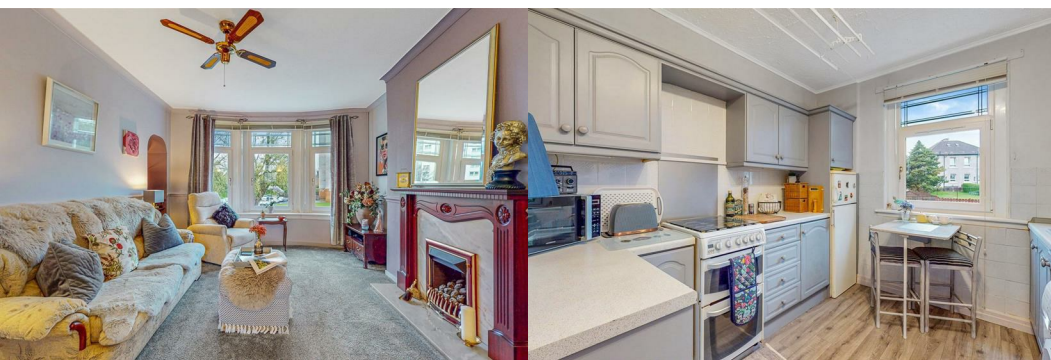


88 Kirkton Avenue, Glasgow, G13 3AB

Offers over £114,995



Elevate Property Services are delighted to present this spacious TWO bedroom upper cottage flat to market. This property is set within the popular location of Knightswood and within close proximity of a host of local amenities and transport links.



Property Information

Welcome to No. 88 Kirkton Avenue, situated within a popular Knightswood locale. This splendid TWO-bedroom upper cottage home offers spacious accommodation which is sure to appeal to a variety of purchasers.

Entrance is via a uPVC door to the side of the building, leading into the welcoming hallway and stairway to accommodation on the upper floor. The lounge is bright and airy with large bay windows flooding this room with an abundance of natural light. The fitted kitchen hosts an array of light-grey wall and base mounted units paired with coordinating laminate worktops, creating a clean and efficient workspace. Adequate space is also available for the required free-standing appliances. Both bedrooms are well-proportioned, one of which also benefits from a substantial storage cupboard. Further storage is available within the hallway and attic space. Completing this property is a shower room with easily maintained wet-wall panelling and comprising of a walk-in shower cubicle, vanity unit and W.C. Gas central heating and double glazing throughout, provides all rooms with a lovely warmth all year round. Externally the property benefits from garden grounds to the side and rear and a communal drying green.

Ideally situated within easy reach of highly sought after schools, shopping and leisure centres. Excellent transport links are available, providing direct transport links to Glasgow City, Loch Lomond and further afield.

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.

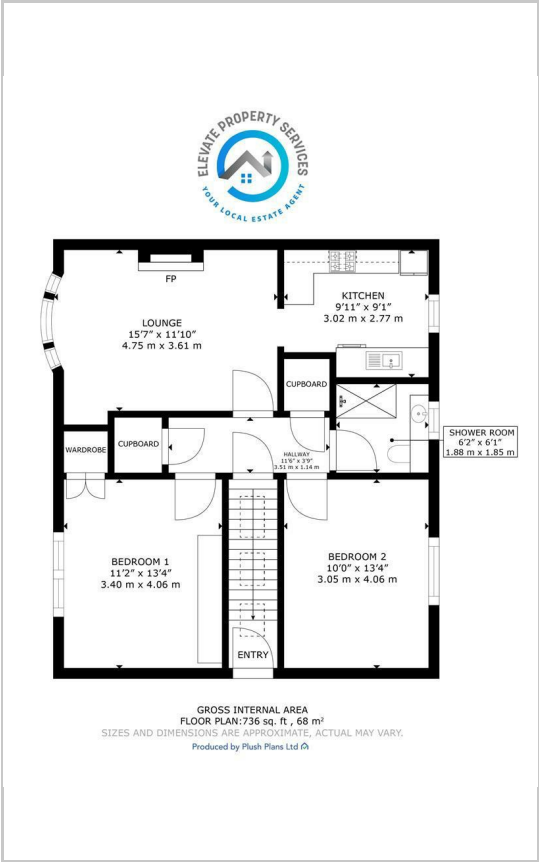
Room Dimensions

- Lounge - 4.75m x 3.61m
- Kitchen - 3.02m x 2.77m
- Bedroom One - 4.06m x 3.40m
- Bedroom Two - 4.06m x 3.05m
- Shower Room - 1.88m x 1.85m

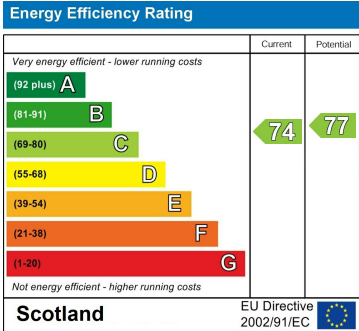
Area Map



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.