



45 Hermitage Avenue, Glasgow, G13 3QL

Offers over £149,995



Elevate Property Services are delighted to present this well-proportioned TWO bedroom lower cottage flat to market. This property is set within the popular location of Knightswood and is within close proximity of a host of local amenities and transport links. Early viewing is highly recommended as this property is not expected to be available for long.



Further Information

To the front of the property, ample on street parking and a private garden is available with low-maintenance monoblock paving. Entrance is via the front of the building, leading into the welcoming hallway. The beautifully decorated lounge benefits from a feature fireplace and a large window flooding this room with an abundance of natural light. The modern fitted kitchen hosts an array of wall and base units paired with coordinating laminate worktops, creating a clean and efficient workspace. The kitchen also includes an integrated hob, oven and extractor fan with adequate space available for additional free-standing appliances. Both bedrooms within this splendid home are well-proportioned and benefit from fitted storage. Completing this property is a stunning family bathroom comprising of a bathtub with rainfall shower over, vanity unit and W.C. Further benefits of this property include gas central heating and double glazing providing a positive energy efficiency rating. The rear garden is accessible through the kitchen, this space benefits from areas of lawn and patio area, perfect for outdoor dining and enjoying some nice weather. A convenient shed is located at the ed of the garden for storing garden equipment and furniture.

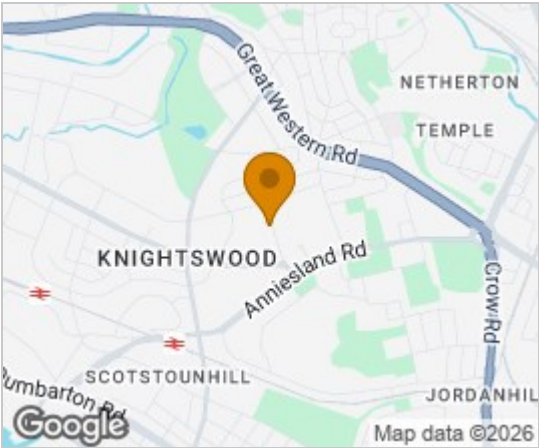
Ideally situated within a short distance of well-regarded primary and secondary education, this property is sure to also appeal to families with children of various ages. A host of amenities are available within walking distance and others within a short drive away. Local train stations and main bus services are available within walking distance, providing transport links to Glasgow City, Loch Lomond and beyond.

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.

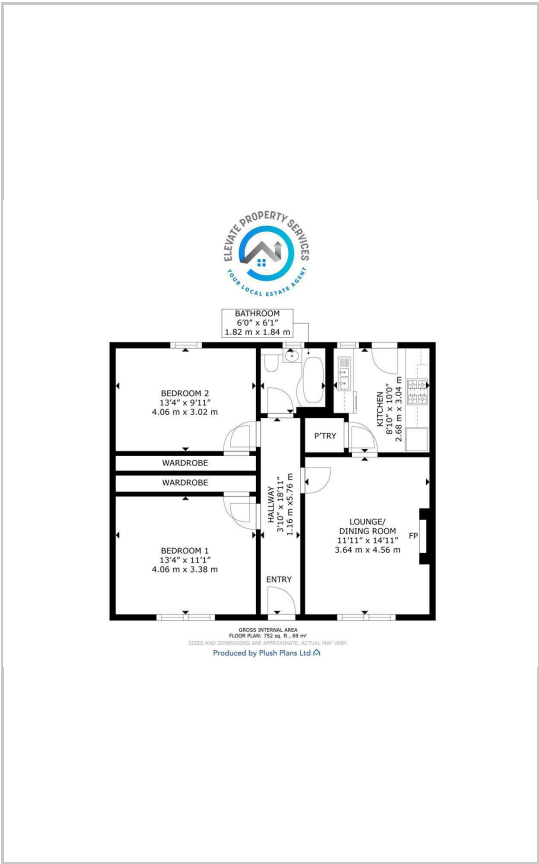
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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

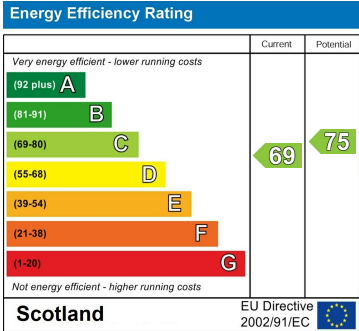
Area Map



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.