

Two bedroom lower cottage flat

With a contemporary theme and neutral decor throughout







42 Highcroft Avenue

Glasgow, G44 5RW

Scan Here!

2 BED

1 BATH

DRIVEWAY

ENERGY C EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available









GLASGOW

42 Highcroft Avenue is located within this established and convenient local which 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 minute drive.







42 HIGHCROFT AVENUE







Part Exchange available. McEwan Fraser Legal are delighted to present to the market this well maintained and spacious lower cottage flat, positioned in a popular pocket of Croftfoot. The property offers spacious and light filled accommodation on one level and is offered to the market in “walk-in” condition which is finished to a high standard throughout. It has been upgraded by the current owner who has created a fabulous home which is fit for today’s modern living. Once inside, discerning purchasers will be greeted with a first class specification.

The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor. In more detail the accommodation comprises: a welcoming hallway which allows access to all apartments. A bright and airy lounge is pleasantly located to the rear of the property and is flooded with natural light and has a feature fire and surround as its focal point. the kitchen kitchen is just off the lounge with a range of integrated appliances. There are two well appointed double bedrooms both with a range of furniture configurations and ample room for free standing furniture, if required. One of the bedrooms is further enhanced with built in wardrobes creating excellent storage space. A contemporary three piece family bathroom suite with overhead shower completes the accommodation internally.

Externally, there is a driveway providing off road parking for one vehicles. To the rear of the property there are well maintained private and communal gardens which are a real suntrap in summer months and a popular spot with all members of the family.

Further features include gas central heating and double glazing for a warm yet cost effective way of living all year round.









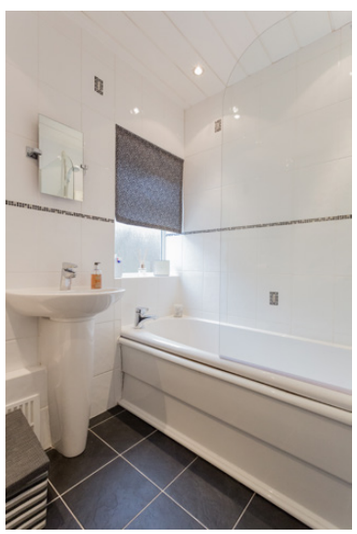




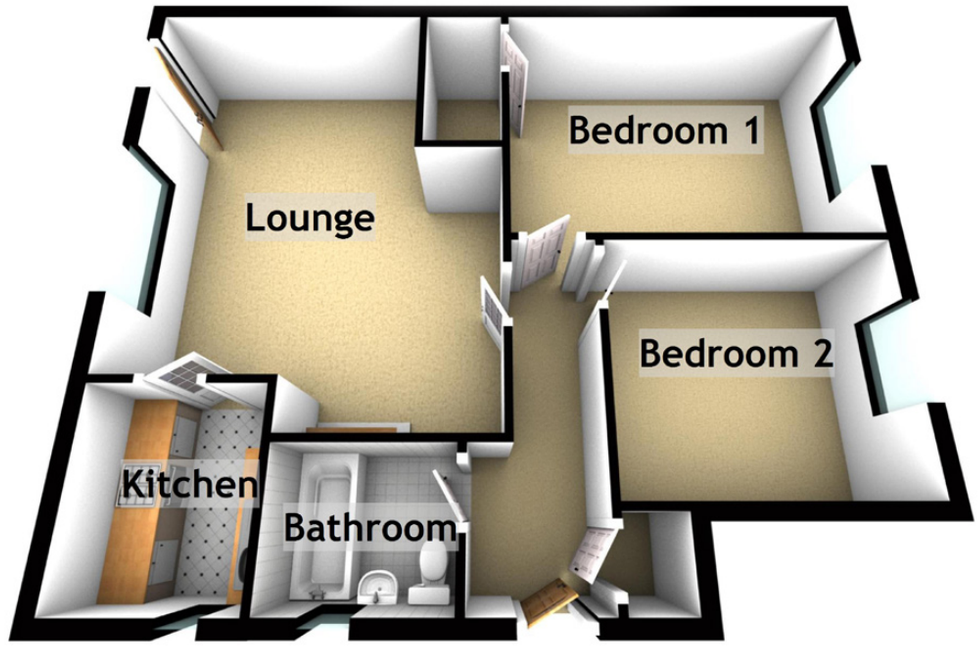


BEDROOMS & BATHROOM









APPROXIMATE DIMENSIONS

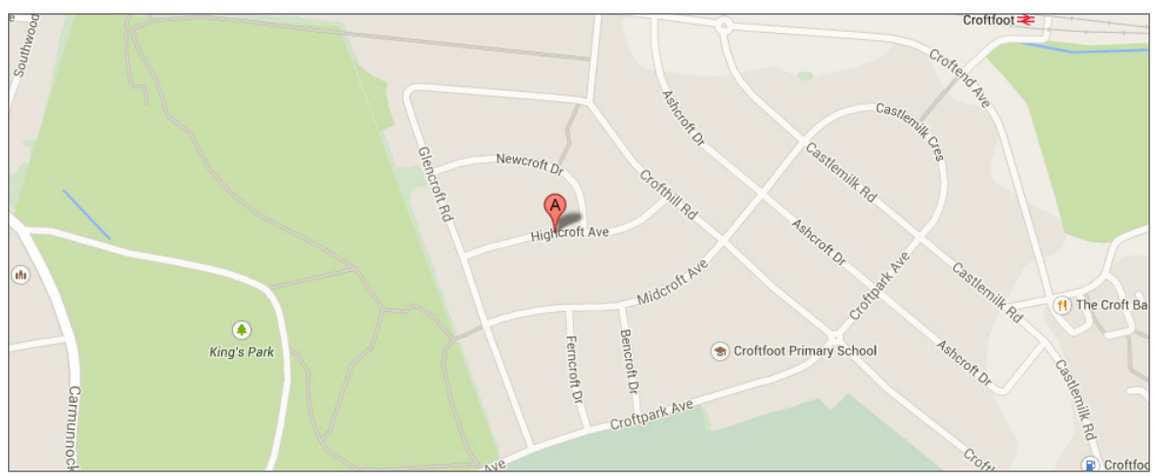
(Taken from the widest point)

Lounge	5.70m (18’8”) x 4.60m (15’1”)
Kitchen	2.00m (6’7”) x 2.00m (6’7”)
Bedroom 1	4.50m (14’9”) x 3.30m (10’10”)
Bedroom 2	3.40m (11’2”) x 3.00m (9’10”)
Bathroom	2.00m (6’7”) x 1.70m (5’7”)

EXTRAS

(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, and blinds.



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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