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6 Blairdardie Road
KNIGHTSWOOD, GLASGOW, G13 2AD

KNIGHTSWOOD

Knightswood is a suburban district in Glasgow containing four areas



The property is situated in the 'Knightswood' area of Glasgow's West End, which is a very sought after locale.

It is well placed with local shops and a post office. Anniesland Cross and Great Western Road offers all other amenities including Marks and Spencers & Morrison Superstore. Jordanhill College and the Vet School are within the immediate vicinity. Public transport can be

found nearby by bus and train. Road links to the Clyde Tunnel, Clydeside Expressway and M8 motorway network are all within a very short drive.



6 BLAIRDARDIE ROAD

A competitively priced two bedroom upper cottage flat in a sought after locale



We are delighted to offer for sale this two bedroom, upper cottage flat situated within the popular location of 'Knightswood'. This property would be a super acquisition for either a first time, elderly or investment buyer, given its superb spot, offering great commuting links to Glasgow as well as being within a short stroll to all local amenities and schooling catchments. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of

individuality. The property has Trinley Brae as a backdrop, which is a pleasant and open green space. The steep brae benefits from wildflower meadow habitat and also offers wonderful views towards Glasgow.

The property requires a level of re-decoration and upgrading but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat

to their own taste and style and add immediate value.

In more detail, the property comprises Entrance hall, with stairs rising to the first-floor landing. Access to the loft space can be gained from here and there is a useful storage cupboard. The lounge/diner offers a range of furniture configurations and has a bow window to the front aspect flooding the room with natural light and offering views over the

surrounding area. The kitchen has been fitted to include a range of floor and wall mounted units with a complementary worktop. It further benefits from an integrated oven and hob and has space for a washing machine and an upright fridge/freezer. There is a boiler cupboard, which offers additional storage. There are two, well-proportioned bedrooms, both of which have space for additional free standing furniture if required. The second bedroom is a very adaptable room and could be

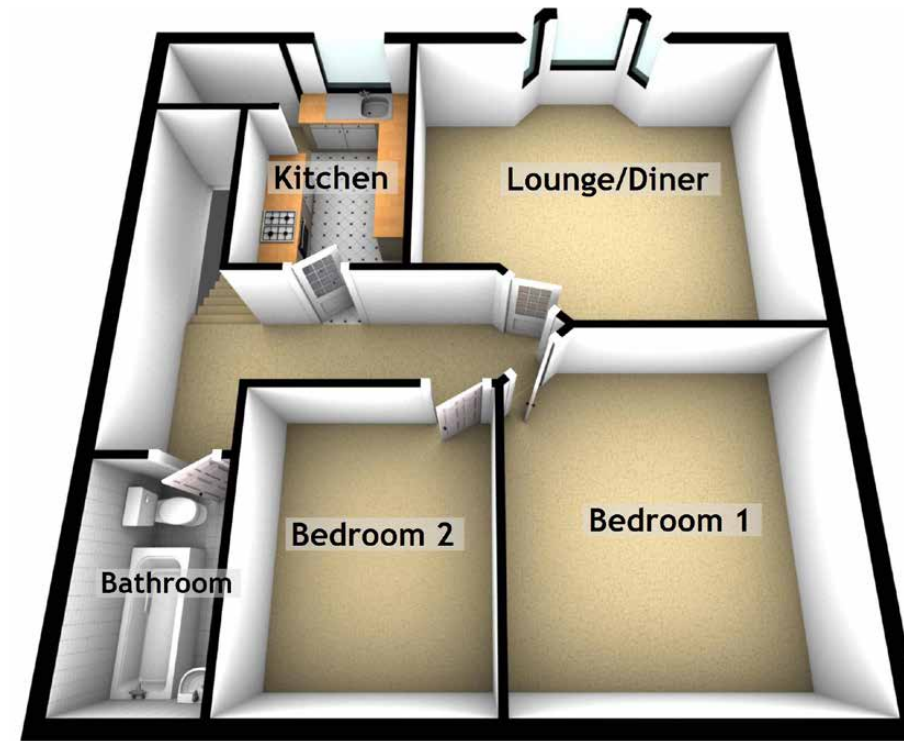
used as anything you want it to be – a home office, dining room or a permanent second bedroom! The family bathroom, with an electric shower over the bath, completes the accommodation.

The flat also benefits from both gas central heating and sealed double glazing throughout for additional comfort and convenience.

We have been advised that the property benefits

from private gardens to both the side and rear. We are unable to confirm this and would suggest legal advice is sought to clarify the extent of the boundaries and ownership.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



THE DETAILS

Floor Plan | Dimensions | Location

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.90m (16'11") x 4.10m (13'5")
Kitchen	3.35m (11') x 2.10m (6'11")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bathroom	2.55m (8'4") x 1.50m (4'11")

Gross internal floor area (m²): 65m²

EPC Rating: D

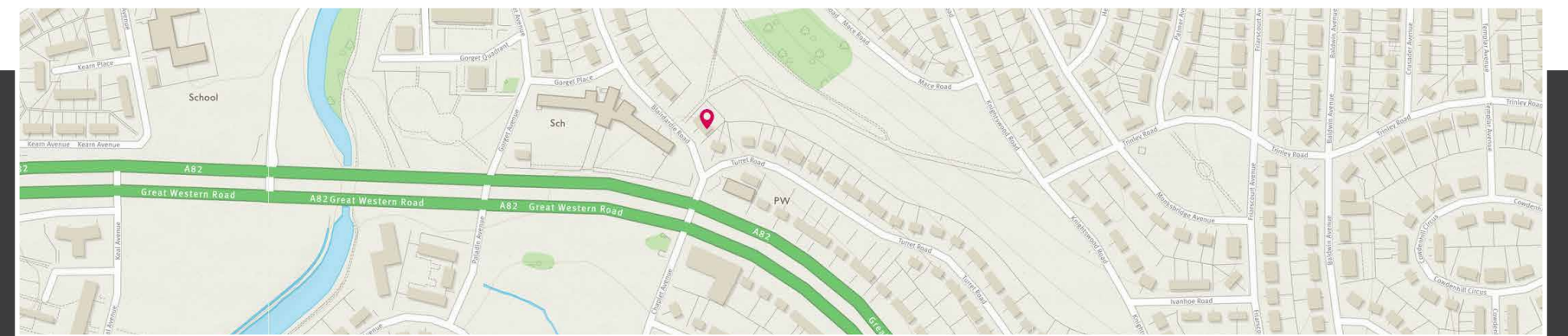


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