

33 Bonyton Avenue

GLASGOW, G13 4AH



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Excellent two-bed upper cottage flat, popular location of
Knightswood, great accommodation, walk-in condition*



We are delighted to offer to the market this excellent two-bed upper cottage flat, set in the popular community of Knightswood. This great property makes a perfect place to call home as it is presented in great condition.

THE LOUNGE



The upgraded accommodation consists of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The light floods in from the large Bay window making it a very relaxing space. The room has a great level of comfort due to the electric log burner-style fire and there's plenty of room for a sofa and table.

THE KITCHEN



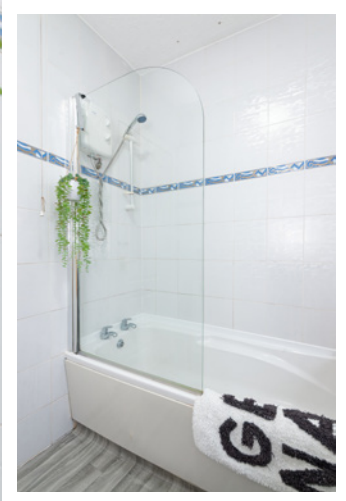
The modern kitchen is a real hub of the home around mealtimes. Finished in a beautiful range of light oak fitted units, with a gas hob, electric oven and ample space for the integrated fridge freezer and freestanding washing machine.





The bathroom is bright and fresh and finished in a white suite with an electric shower over the bath, ensuring there's always an instant supply of hot water for refreshing showers. There are two good-sized bedrooms in this lovely home, both with ample space for free-standing furniture. There are also plenty of cupboard spaces to help keep everything clutter free and in its place.

THE BATHROOM



BEDROOM 1



BEDROOM 2



The home is kept warm and comfortable via double glazing and gas central heating. The rear garden space is spacious and child-friendly and offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. Off-street parking is provided via the large mono-blocked driveway to the side aspect.

Some properties tick all the boxes, and we believe this is definitely one of them. Early viewing is strongly advised for anyone seeking an ideal place to call it home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



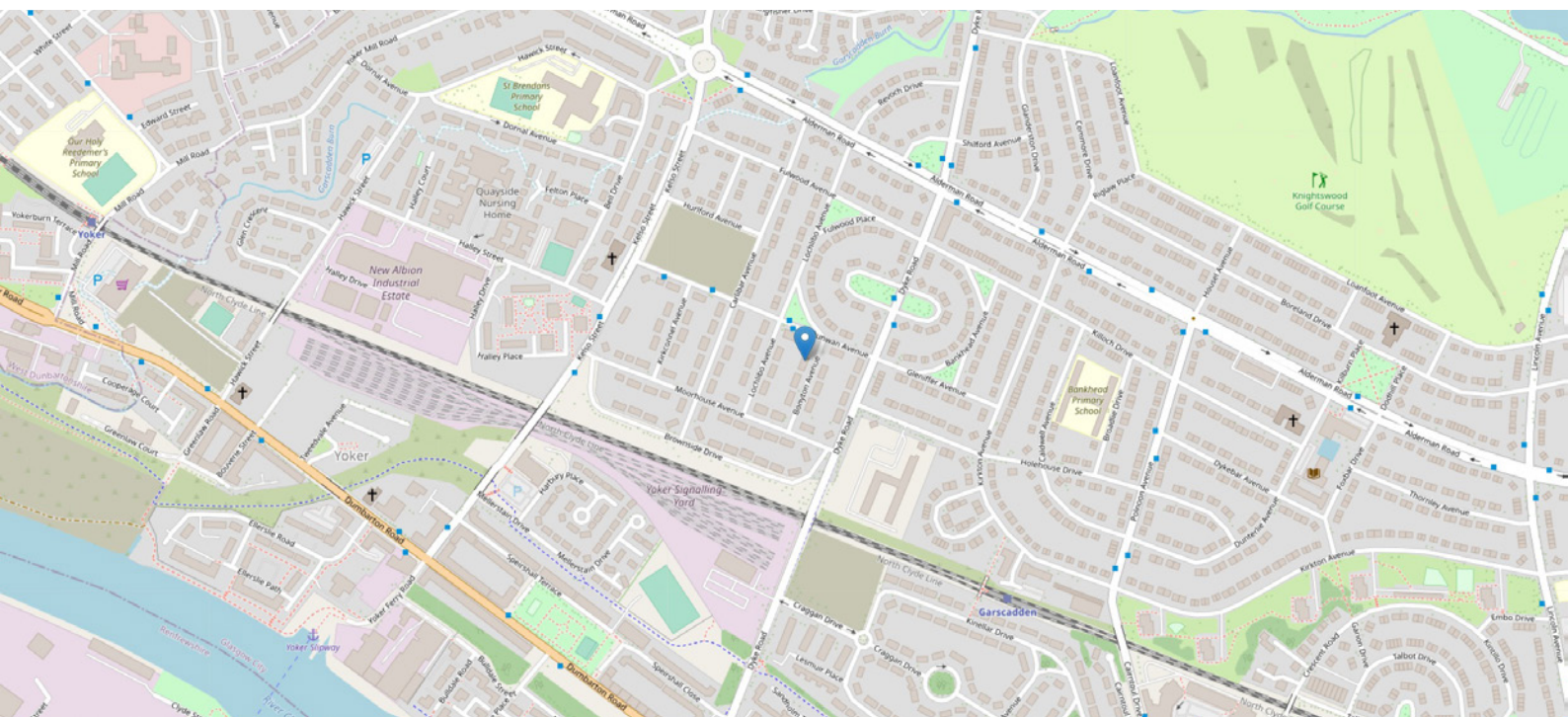
Approximate Dimensions (Taken from the widest point)

Lounge	4.65m (15'3") x 3.70m (12'2")
Kitchen	3.15m (10'4") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.85m (6'1")
Bedroom 1	4.15m (13'7") x 3.10m (10'2")
Bedroom 2	4.15m (13'7") x 3.50m (11'6")

Gross internal floor area (m²): 71m²
EPC Rating: C

Buyer's Premium Value: £1600.00

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



THE LOCATION

Situated within the hugely popular and sought-after location of Knightswood, this property would be a super acquisition for anyone given its superb accommodation and excellent community spirit.





Located, only a short stroll away from local amenities and schooling catchments. Knightswood Primary School, Westerton Primary School and Rowena nursery, which is linked with the Gaelic School and receives additional funding as a Gaelic language base, are all within a short walk. Knightswood and St Thomas Aquinas Secondary schools are also easily reached.

Motorway links along with bus and rail links are only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family.



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