

# 120 Craigflower Road

GLASGOW, G53 7XX



*Excellent one-bed lower-cottage flat, fully upgraded/  
walk-in condition, new kitchen & shower room,  
popular area, landscaped gardens*



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We are delighted to bring to the market this excellent one-bed lower cottage flat. The property is nestled beautifully in a quiet and popular residential area and it makes a perfect starter home, well suited for any young couple to enjoy. Given the ground floor position, the property will also be of interest to anyone seeking a property on one level with minimum of stairs at the entrance.

# THE LOUNGE



The accommodation consists of a bright and spacious lounge which given its size and shape would suit a range of furniture configurations.



# THE KITCHEN



The bright kitchen makes a fantastic hub for the family around mealtimes. It's perfect for the home, finished in a range of fitted units, with a gas hob and electric oven, with ample space for a freestanding washing machine and fridge freezer.





The tiled shower room is bright and fresh, finished in a white suite with a Bluetooth speaker and an electric shower and quadrant enclosure, ensuring a consistent supply for refreshing showers. The double bedroom is a good size with a built-in recessed wardrobe enclosure and ample space for free-standing furniture. There are ample cupboard spaces throughout the home to help keep everything in its place.

# THE SHOWER ROOM





# THE BEDROOM





The rear garden space is beautifully landscaped, making it ideal for children and pets. On sunnier days it makes a great spot to enjoy the sunshine with a glass of wine and a good book. Parking is catered for by a communal car park which has a designated space for the owners. The property is fitted with interlinked smoke detectors and is kept warm and comfortable via double glazing and gas central heating.

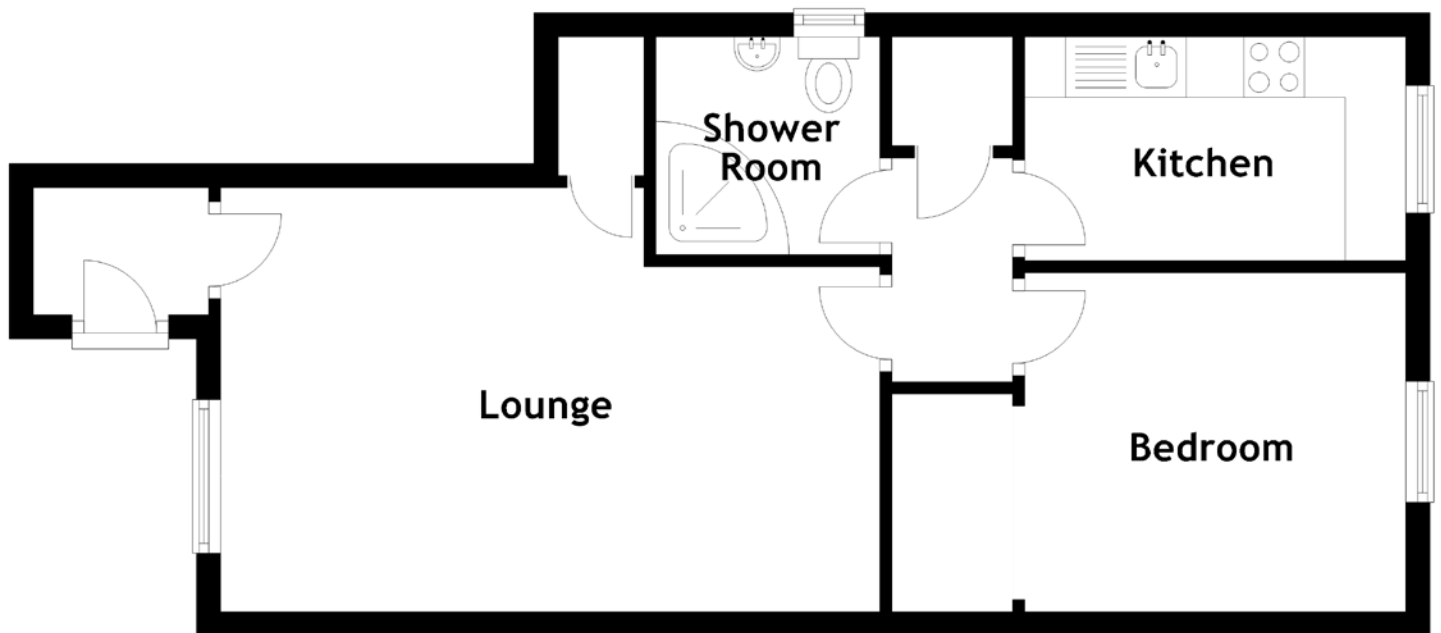
Given the well-designed and upgraded accommodation on offer, along with the easy-reach amenities nearby, this is sure to be a very popular listing. It would make an ideal buy for any first-time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is essential.

## EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

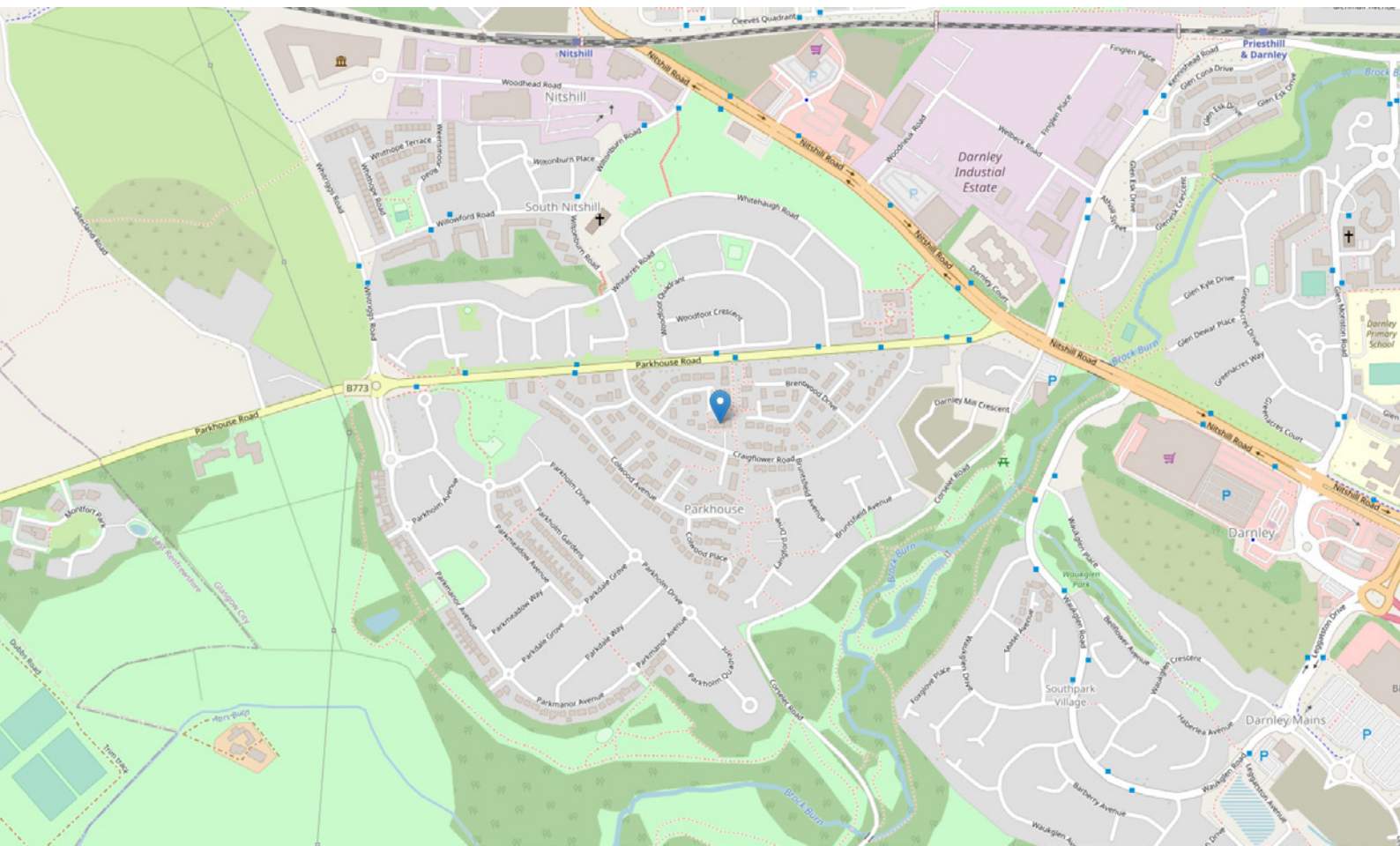
Lounge  
Kitchen

5.45m (17'11") x 3.50m (11'6")  
3.15m (10'4") x 1.85m (6'1")

Bedroom  
Shower Room

3.15m (10'4") x 2.80m (9'2")  
1.85m (6'1") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 44m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

120 Craigflower Road is situated close to all amenities, including local transport, schools, and shops. Silverburn Shopping Centre is within a five-minute drive from the property, as is the M77 motorway which leads to all major towns and cities.







There are a plethora of family-friendly parks within a ten-minute drive, such as Pollok Country Park, Rouken Glen Park and, for those with a taste for culture, the world-famous Burrell collection. Local walkways nearby lead to the Dams to Darnley walks, ideal for cyclists and walkers alike.



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