

122 Croftwood Avenue

GLASGOW, G44 5JE



Excellent three-bed upper cottage flat, flexible accommodation in first-class condition, King's Park area with spacious garden



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We are delighted to offer to the market this excellent, recently upgraded, three-bedroom upper cottage apartment, set in a great location and presented in outstanding condition. Nestled in a quiet and sought-after area, this home offers a comfortable and stylish living experience. It is ideal for a young couple or small family.

THE LOUNGE



Upon entering, you are greeted by a warm and inviting ambience, courtesy of the newly decorated interior. The spacious lounge boasts large windows that allow natural light to flood the space, creating a bright and airy atmosphere. The neutral colour palette enhances the sense of tranquillity and serves as a blank canvas for your personal touch.

THE KITCHEN



The kitchen is a true highlight of this flat, with its contemporary design and modern appliances. The sleek countertops, ample storage space, and high-quality fixtures make it a culinary haven for any aspiring chef. Whether you're whipping up a quick breakfast or hosting a dinner party, this kitchen is sure to exceed your expectations.



The flat comprises three generously sized bedrooms, each offering comfort and privacy. The master bedroom features a serene atmosphere and provides a peaceful retreat at the end of a long day. The additional bedrooms are versatile, accommodating a variety of needs such as a home office, a guest room, or a playroom for children.

Completing this delightful property is a well-appointed shower room. With its contemporary fixtures, and a walk-in shower for convenience, this room effortlessly combines style and functionality.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



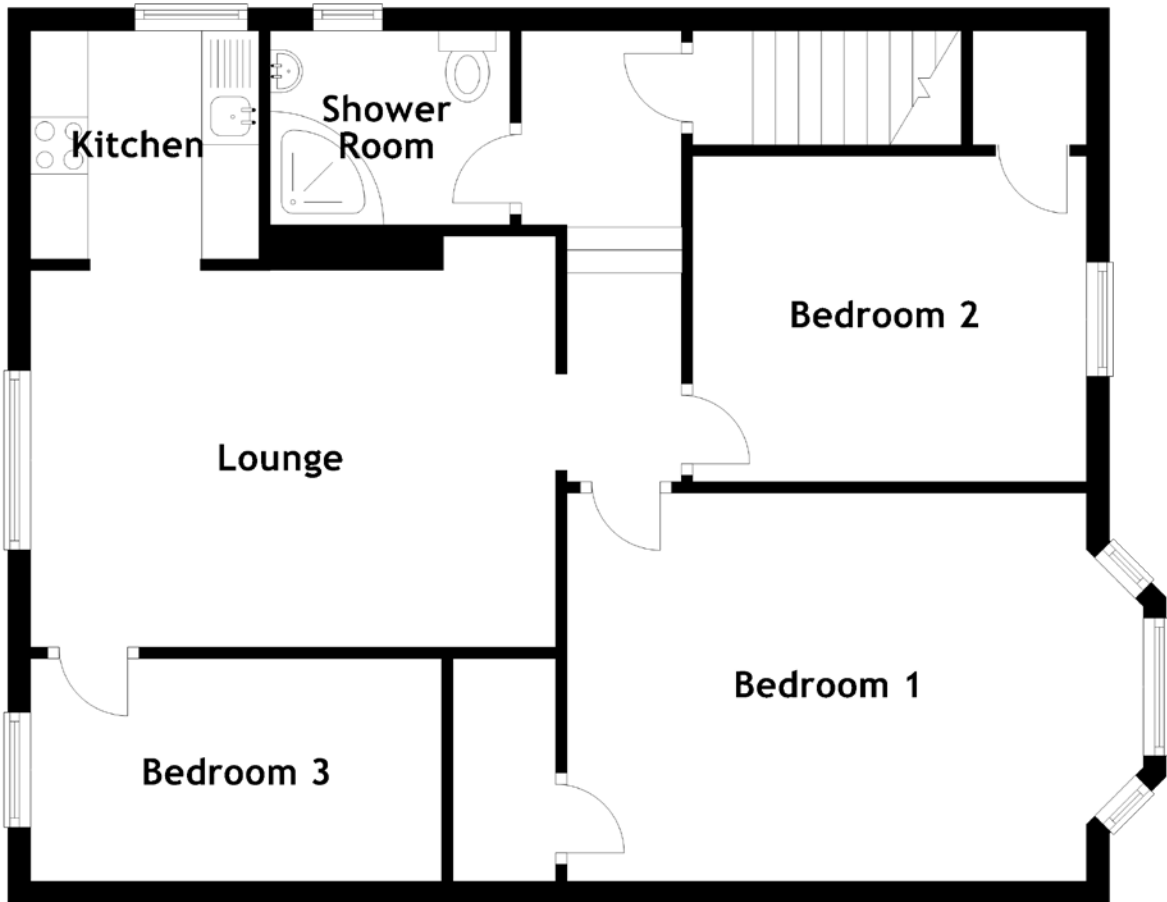
Outside, the flat benefits from its own private garden area, perfect for enjoying the outdoors and hosting summer barbecues. Additionally, there is ample on-street parking available for residents and visitors alike.

In summary, this freshly decorated three-bedroom upper cottage flat presents a wonderful opportunity for those seeking a modern and stylish living space. Its impeccable finishes, spacious layout, and convenient location make it a truly desirable home. Early viewing is advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

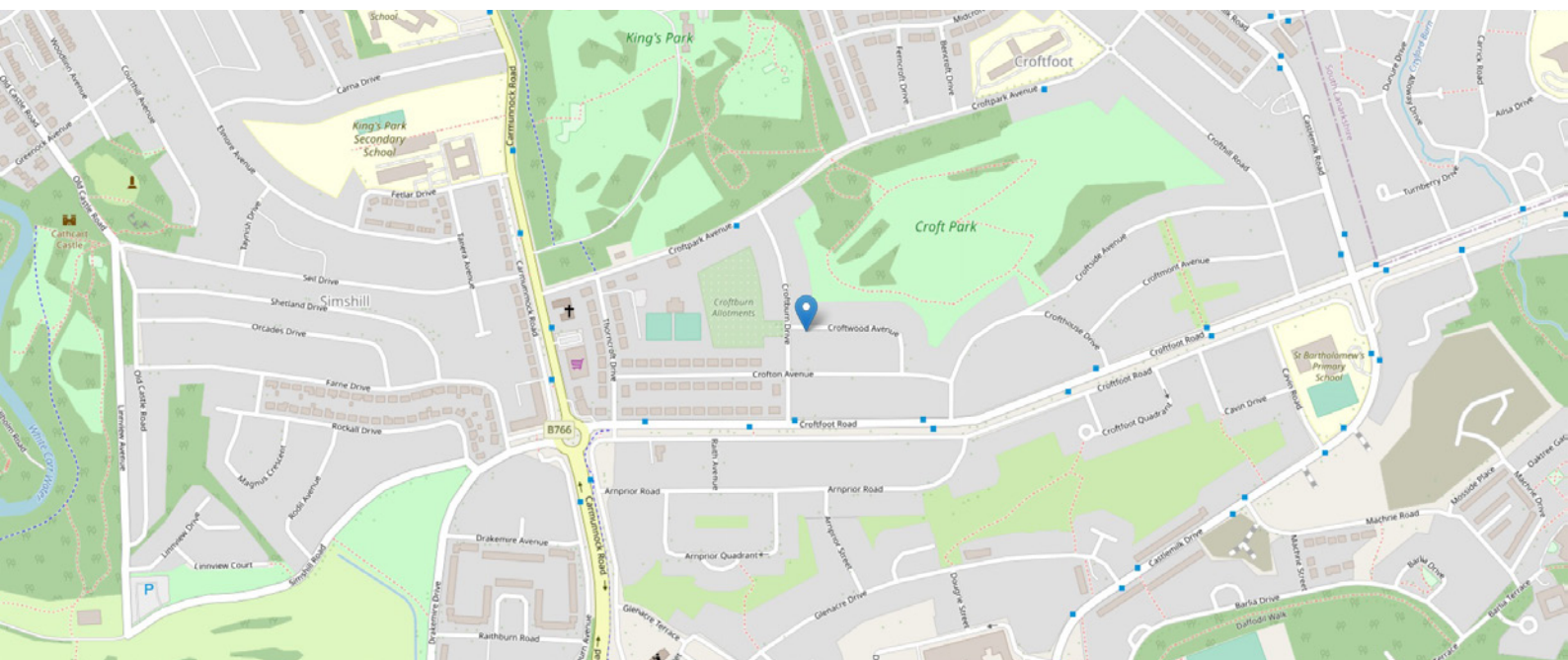


Approximate Dimensions
(Taken from the widest point)

Lounge 4.60m (15'1") x 3.60m (11'10")
 Kitchen 2.00m (6'7") x 2.00m (6'7")
 Shower Room 2.10m (6'11") x 1.70m (5'7")

Bedroom 1 4.55m (14'11") x 3.40m (11'2")
 Bedroom 2 3.35m (11') x 2.85m (9'4")
 Bedroom 3 3.60m (11'10") x 1.95m (6'5")

Gross internal floor area (m²): 70m²
 EPC Rating: C



THE LOCATION

Croftfoot is a residential suburb located in the southern part of the city of Glasgow. Situated approximately 5 miles from the city centre, it is a peaceful and quiet neighbourhood with easy access to both the city and the surrounding countryside. Education-wise, there is a good range of schools offered within a short distance at both primary and secondary levels. The nearby Hampden Park, one of Scotland's most famous football stadiums, is also a prominent landmark and a popular destination for sports fans and visitors alike.





Despite its proximity to the city, Croftfoot has a relaxed and peaceful atmosphere. The area is mainly residential, with a mix of traditional sandstone tenements and modern apartments, as well as a few local shops and businesses. Residents enjoy easy access to a number of green spaces, including the nearby King's Park and Queens Park, both of which offer plenty of opportunities for outdoor activities such as walking, jogging, and cycling.

Overall, Croftfoot is a pleasant and tranquil suburb that offers the perfect balance between city living and rural retreat.



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