

J a i n , N e i l & R u d d y

Fixed Price £95,000



FLAT UPPER COTTAGE

9 Thornley Avenue

Knightswood,

Glasgow G13 3BX

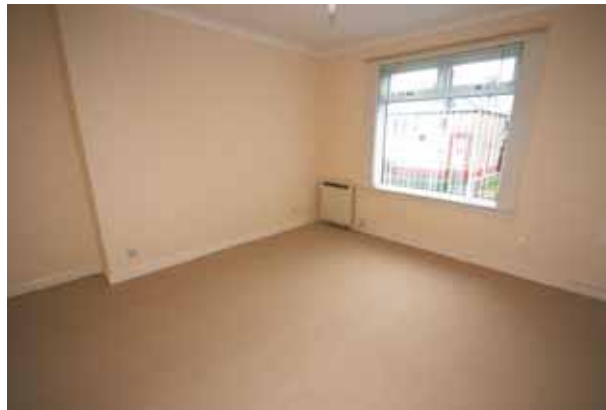


Excellent opportunity for the first time buyer to purchase this bright spacious UPPER COTTAGE FLAT enjoying an ideal location within the much sought after Knightswood area to the west of Glasgow.

The property itself is found a short distance from Alderman Road and as such is conveniently placed to benefit from the many amenities found locally. These include a selection of shops on Alderman Road catering for all day to day requirements with more extensive shopping found towards Anniesland Cross where there is a large Morrisons. Alternatively within the Great Western Road Retail Park there are further extensive shopping including Sainsbury, B& Q and many High Street outlets. Public transport facilities include regular bus services on Alderman Road with frequent rail travel available from Scotstounhill Railway Station found just a short walk from the property. For the motorist there are good road links with easy access to Dumbarton Road, Clydeside Expressway and Clyde Tunnel. Schooling is also available locally at both primary and secondary levels.

This bright spacious Upper Cottage Flat offers accommodation of reception hall, lounge overlooking garden grounds to the rear and providing access to modern galley kitchen. The kitchen comprises a range of floor standing and wall mounted units finished in cream with complimentary work surface area incorporating inset ceramic hob with electric oven below and stainless steel extractor canopy above. There is plumbing for washing machine and ample space for fridge/freezer. Also accessed from the kitchen there is a deep walk-in cupboard. Further accommodation includes two double bedrooms to the front of the property and bathroom with three piece suite. The property benefits from features including double glazing, electric heating, driveway to side and private gardens to the rear.

The agents have no hesitation in recommending early internal viewing.





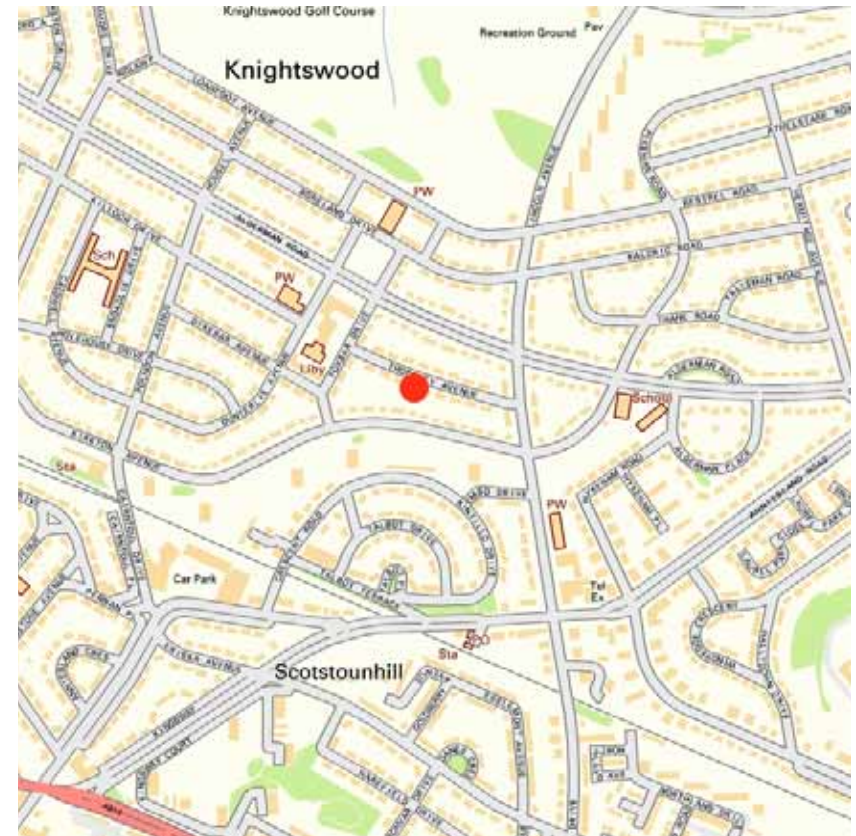
Floor plans are indicative only - not to scale.

MEASUREMENTS

LOUNGE	14'3" X 12'10"
KITCHEN	13'10" X 6'4"
BEDROOM ONE	13'3" X 13'1"
BEDROOM TWO	11'11" X 10'2"
BATHROOM	9'4" X 4'8"

FEATURES

- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- DOUBLE GLAZING
- DRIVEWAY
- VIEWING RECOMMENDED



TRAVEL DIRECTIONS

Travelling from our offices at Anniesland proceed west on Great Western Road to Knightswood Cross turning left into Archerhill Road. Continue on Archerhill Road to traffic light junction with Lincoln Avenue turning left into Lincoln Avenue. Continue travelling on Lincoln Avenue taking the fourth turning on right into Thornley Avenue. The subjects are situated on the left hand side.

DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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