



- TWO BEDROOM UPPER COTTAGE FLAT
- GAS CENTRAL HEATING
- DRIVEWAY AND REAR GARDENS
- DOUBLE BEDROOMS

42 Cowdenhill Circus, Glasgow, G13 2QZ

Offers Over £120,000

EVE Property are pleased to present to the open sales market a lovely two bedroom upper cottage flat in the much admired Cowdenhill Circus, Knightswood. Exhibited in good condition throughout, this generously proportioned property is located in a quiet street with minimal passing traffic and close to many local amenities and transport links and, as such, will no doubt be of interest to a wide range of buyers looking to settle in the area - early viewing is encouraged!

## Property Description

Number 42 comes with it's own private driveway and elevated main door entrance, affording prospective owners privacy and seclusion along with low maintenance gardens.

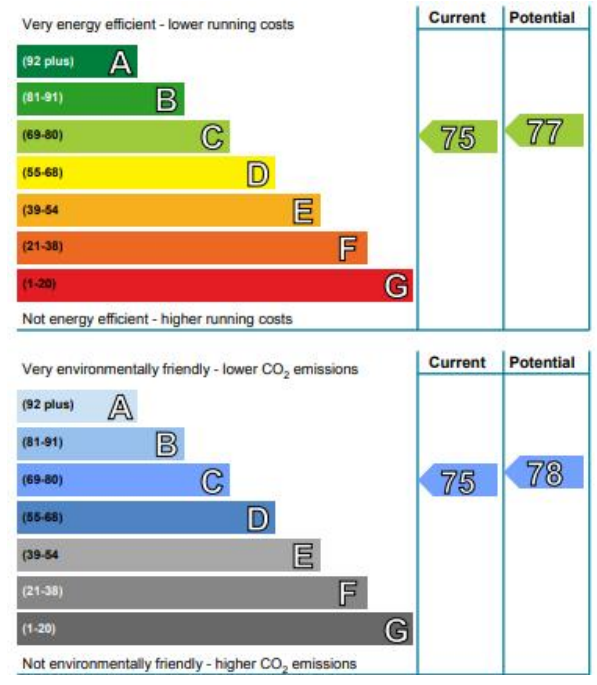
The entrance staircase is carpeted in heavy pile grey and leads to the upper landing with lounge, bedrooms, bathroom and storage off. Both bedrooms are double in size with additional fixed storage solutions and give ample space to fully accommodate modern life - each has open views to the front and enjoy lavish daylight from the large picture windows. The living room is positioned to the rear of the cottage and it's substantial expanse allows for the incoming owner to create a dining area within, with tranquil views to the shared rear gardens. Just off the living room is the galley style kitchen which has been carefully planned to maximise storage without compromising style. A range of wall and floor fitted cabinetry and complementing worktops in speckled black gloss gives the room a clean uncluttered look. There is space for a sot-in cooker, washing machine and free standing larder fridge freezer whilst the stainless steel space-saver sink and drainer has been cleverly placed at the window. A family sized bathroom completes the accommodation - fully tiled and equipped with a white three piece suite and electric power shower over bath.

Further enhancements are gas central heating, double glazing and private and shared gardens to the rear.

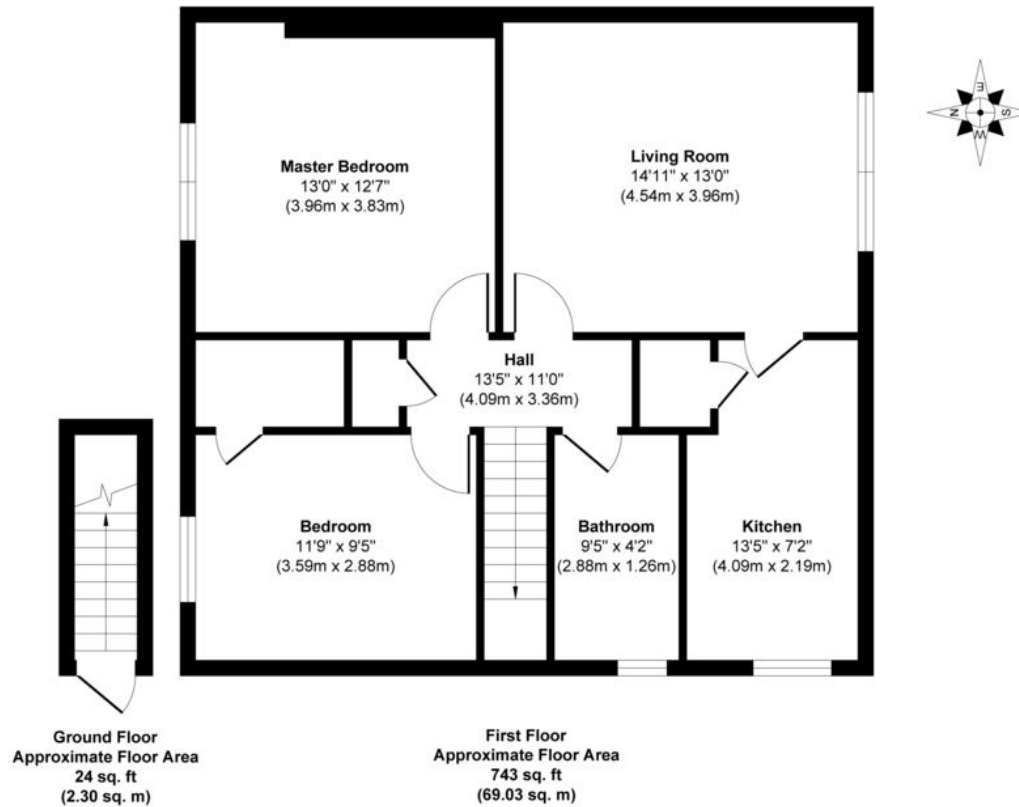




Cowdenhill Circus is centrally located a short distance from Great Western Road, Glasgow. It is close to local shops and supermarkets with Great Western Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance. Local bus routes from this area run to Glasgow City Centre.



## 42 Cowdenhill Circus, G13 2QZ



**Approx. Gross Internal Floor Area 767 sq. ft / 71.33 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.