

142 St Vincent Street, City Centre G2 5LA

Telephone. 0141 248 3307

4 Kenmure Avenue, Bishopbriggs

Telephone 0141 772 7228

property@macfarlane-law.co.uk



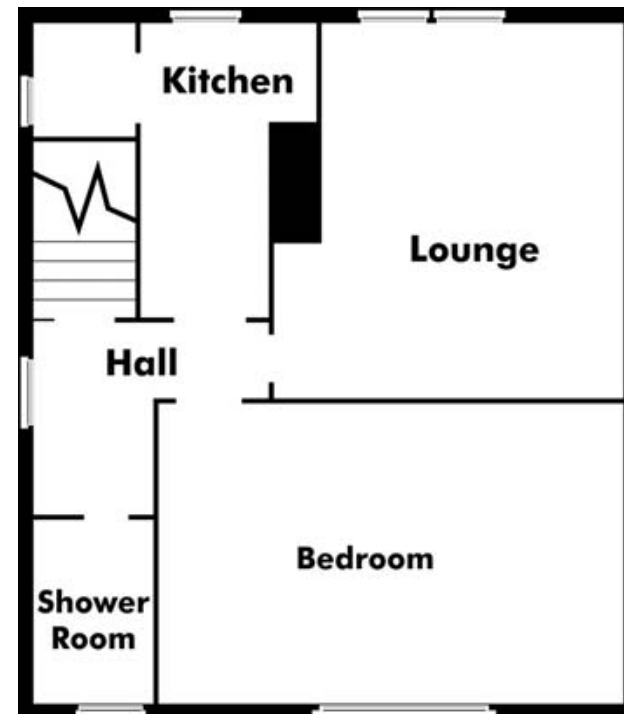
UPPER COTTAGE FLAT

641 Royston Road, Germiston, Glasgow G21 2DR

Part of a refurbished building, this bright and spacious Upper Cottage Flat enjoys an uninterrupted southerly outlook across the surrounding area. Internally, the property is well presented and benefits from double glazed windows and a gas combi central heating system. Outside, there is a private strip of garden to the side and to the rear around the shared drying green. On street parking is readily available.

Comprises; front door and stairs leading via door to L-shaped reception hallway, front facing lounge with gas fire in feature fireplace and picture window with open views, basic fitted kitchen with space for appliances and small pantry off, large double size bedroom and modern, part tiled shower room with white suite and large shower enclosure with electric shower. A loft provides additional storage space.

This is an established location with a number of local amenities available. Royston Road connects westwards with the M8 motorway Junction 15 and continues directly into Glasgow City centre, joining North Hanover Street at Glasgow Caledonian University, with regular bus services making this an excellent base for commuting.



Floor plans are indicative only - not to scale.

Room Sizes

Lounge	14'6 x 11'10 (10'3 min)
Kitchen	11'2 x 5'1 min (+ pantry)
Bedroom	16'3 x 11'9
Shower Room	8' x 4'10

EPC BAND: C



Travel Directions

Travelling from Bishopbriggs towards the city on Springburn Road, pass Tesco at St Rollox and take left to the traffic lights and left onto Royston Road. Continue out through Royston with the property positioned on the left after the junction with Stronsay Street.



Macfarlane & CO
PROPERTY

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OFFERS & INTIMATIONS

All offers and intimations of interest should be submitted to Macfarlane & Company, Solicitors & Estate Agents, 142 St Vincent St, City Centre G2 5LA telephone 0141 248 3307

VIEWING

Through solicitors on 0141 772 7228, Evening and Weekends on 0141 572 4392

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.

GSPC
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GSPC Reference 235220