



31 Cranbrooke Drive, Maryhill, Glasgow, , G20 0LU

- *** Fabulous Potential ***
- Traditional Mid Terrace Property
- Work Required Throughout
- Large Formal Lounge

A fantastic opportunity to purchase this traditional, 3 bedroom, mid terraced property within this popular residential address. The property requires modernisation throughout however oozes potential to create a wonderful family property, boasting 2 impressive reception rooms. EER - D

OFFERS OVER

£104,995



PROPERTY DESCRIPTION

CODA Estates are delighted to present to the market this seldom available, traditional terraced three bedroom villa, offering spacious family accommodation. The property is conveniently placed for a range of local shopping and good transport links to the West End and City Centre. The storm door leads into a small vestibule with entrance to welcoming hallway with stairs to upper floor. The large bright bay lounge is front facing. Also from the hallway is access into second public room which has a window over looking the rear garden. The kitchen is located to the rear of the property with base and wall mounted units and access to the garden.

On the first floor you will find the house bathroom and 3 well proportioned bedrooms. The main bedroom is to the rear. The second bedroom is located to the front of the property along with bedroom number 3. The upper landing provides access to attic the space.

Externally the property boasts a large level secure plot.

Room Dimensions

Lounge - 4.75m x 3.45m
 Dining Room - 4.50m x 3.35m
 Kitchen - 3.30m x 2.00m
 Hallway - 4.30m x 2.15m
 Bedroom 1 - 4.55m x 3.40m
 Bedroom 2 - 3.85m x 3.25m
 Bedroom 3 - 2.90m x 2.40m
 Bathroom - 2.10m x 1.90m

Home Report Available on Request

Council Tax Band

EER - D

Viewings Strictly By Appointment.

All Offers to be Submitted Formally to the Office

Location

Situated in Maryhill, the property sits in a quiet



residential street and approximately 5 miles from Glasgow City Centre. It is well placed for a good selection of local amenities and is close by to Glasgows West End, The Botanic Gardens, Glasgow University and Byres Road. Public transport links can be found close by at Kelvindale and Maryhill Railway Stations and road links are all situated within easy reach, namely Great Western Road, the Clyde Tunnel via Anniesland Cross, Clydeside Expressway, Maryhill Road and M8 motorway network.

FLOORPLAN



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements