



119 Crofthill Road, Croftfoot

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

A popular suburb, Croftfoot is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M74, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to Glasgow and 40 minutes to Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and surrounding areas.

Croftfoot and its neighbouring suburbs of Burnside, Cambuslang, Rutherglen and East Kilbride offer a wide range of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. There are local sports and recreational facilities within the area including several public parks, bowling and tennis clubs and a choice of golf courses.

For those with young families, the property sits within the catchment area for popular primary and secondary schools.





Description

A two bedroom upper cottage flat, situated in this continually popular location, in close proximity to local amenities and transport links.

The property requires modernisation and comprises:

Ground floor: Entrance hallway with staircase to accommodation.

First Floor: Sitting room with views onto the rear of the property. Dining room. Kitchen, fitted with a full complement of floor and wall mounted cabinets and worktop surfaces. Bay window bedroom one with large store cupboard. Bedroom two with cupboard space. A bathroom with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. A driveway provides off-street parking and leads to a garage. Private gardens to the rear with lawn and a terrace.



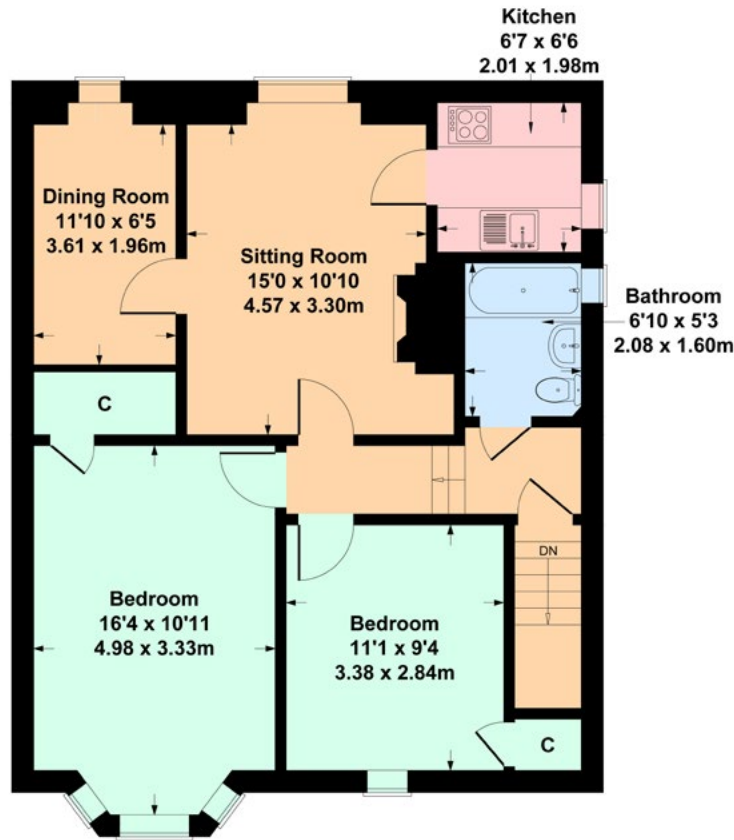
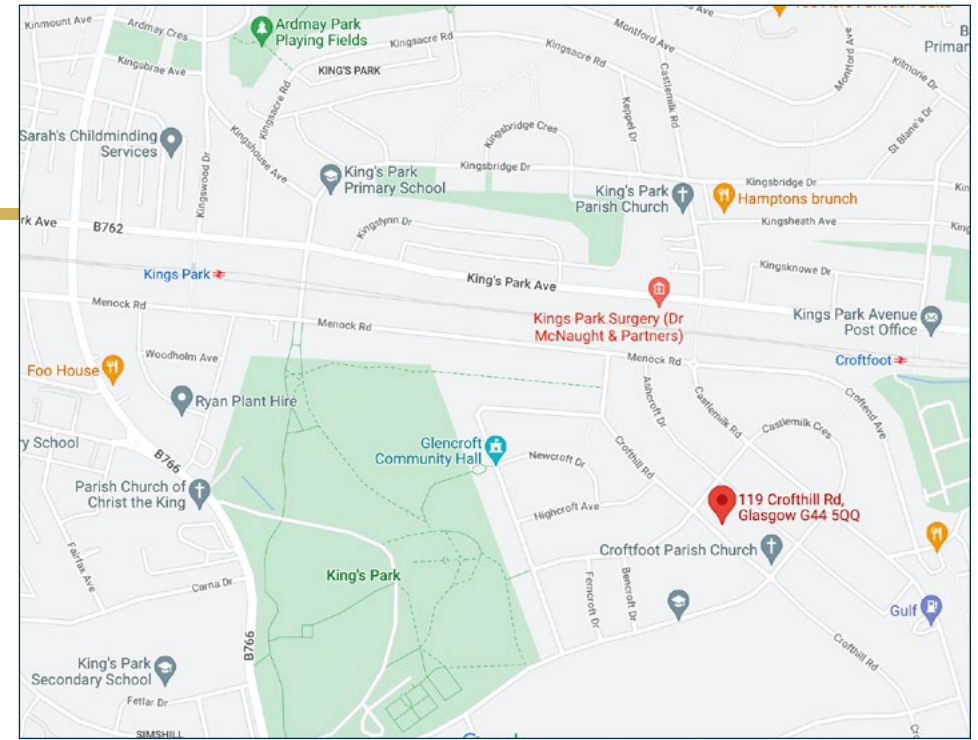


Nicol Estate Agents



119 Crofthill Road, Croftfoot G44 5QQ

Approximate gross internal area 791 sq ft - 73 sq m



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity and gas. Gas central heating.

Local Authority

South Lanarkshire Council
Almada Street,
Hamilton,
South Lanarkshire,
ML3 0AA
Tel: 0303 123 1015

Property Reference CLA 364

Outgoings

Glasgow City Council
Council Tax Band: B

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2022

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

www.nicolestateagents.co.uk

