


# property details **approval form**

109 Neilsland Oval, Glasgow, Lanarkshire, G53 5EN

**Date:** 13 November 2020

**Property Ref and Version:** SHA108919 - 0001



# selling your home with us!

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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Offers over £70,000

Tenure: Freehold

## >> **key features**

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- > Main Door Lower Cottage Flat
- > Fitted Breakfasting Kitchen
- > 2 Double Bedrooms
- > Refitted WC/Shower Room
- > Gas Central Heating
- > Double Glazing
- > Private Gardens
- > Street Parking
- > EPC Rating: D

## >> **short description**

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A fantastic renovation opportunity nicely positioned in Neilsland Oval. Welcoming Reception, spacious lounge with refitted breakfast kitchen. Two double bedrooms, refit WC/shower room. Gas CH along with Double glazing windows. Well maintained Gardens and Street parking.

## >> **long description**

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Allen and Harris are delighted to bring to the market this rarely available lower cottage flat occupying a prime position within Old Pollok.

As the property does require a certain degree of modernisation, this property is sure to impress both first time buyers and investment purchasers, therefore agents highly advise early viewings to fully appreciate the size and quality of accommodation on offer.

Internally the property possess a welcoming hallway with walk-in storage cupboard, an appreciable spacious lounge, refitted breakfasting kitchen with appliances, 2 double bedrooms and refitted fully tiled WC/shower room with larger shower cabinet.

The specification includes gas central heating and double glazing. Well maintained private gardens, shared drying area along with street parking.

The property is well placed for accessing Silverburn Shopping Centre. Further to that, the property is also half a mile away from M77 and M8 motorway links, making it an ideal location for commuters to the central belt and beyond.

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>> **directions**

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## >> **room description**

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### **Lounge**

14' 2" x 13' ( 4.32m x 3.96m )

### **Kitchen**

11' 8" x 6' ( 3.56m x 1.83m )

### **Bedroom 1**

17' 4" x 11' 4" ( 5.28m x 3.45m )

### **Bedroom 2**

12' 4" x 10' 6" ( 3.76m x 3.20m )

### **Wc/shower Room**

7' 10" x 4' 6" ( 2.39m x 1.37m )

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## >> property images



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## >> **property images**

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## >> floor plan

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**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## >> approval

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**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Innes Allan</b>		
<b>Mr W. Baldock</b>		