

MOMO & KIRKLAND

Westerton Avenue, Clarkston, Glasgow

Offers Over £110,000

1 Bed Flat | Freehold **UNDER OFFER**













Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



This one-bedroom Upper Cottage Flat presents an excellent opportunity for buyers seeking a spacious home with genuine scope for improvement and considerable future potential. Offering generously proportioned accommodation, a substantial rear garden and the highly desirable addition of a private driveway, this attractive property is likely to appeal to a wide range of buyers, including first-time purchasers, downsizers and those looking for a home that can be enhanced to their own taste and specification.

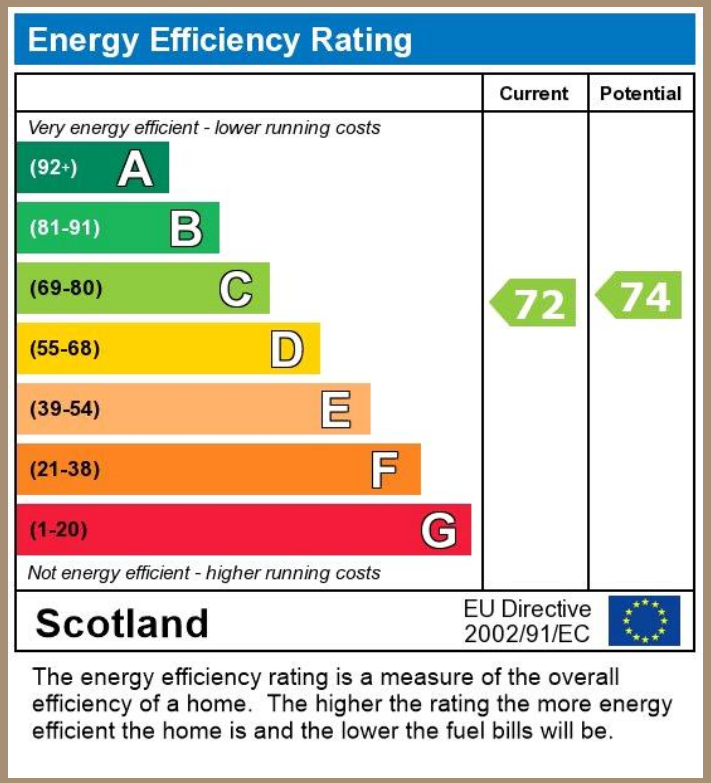
The property does require a degree of modernisation throughout, providing the incoming purchaser with an excellent opportunity to create a contemporary and comfortable home while retaining the character and proportions associated with this style of property. The accommodation is presented in neutral tones and benefits from double glazing and gas central heating.

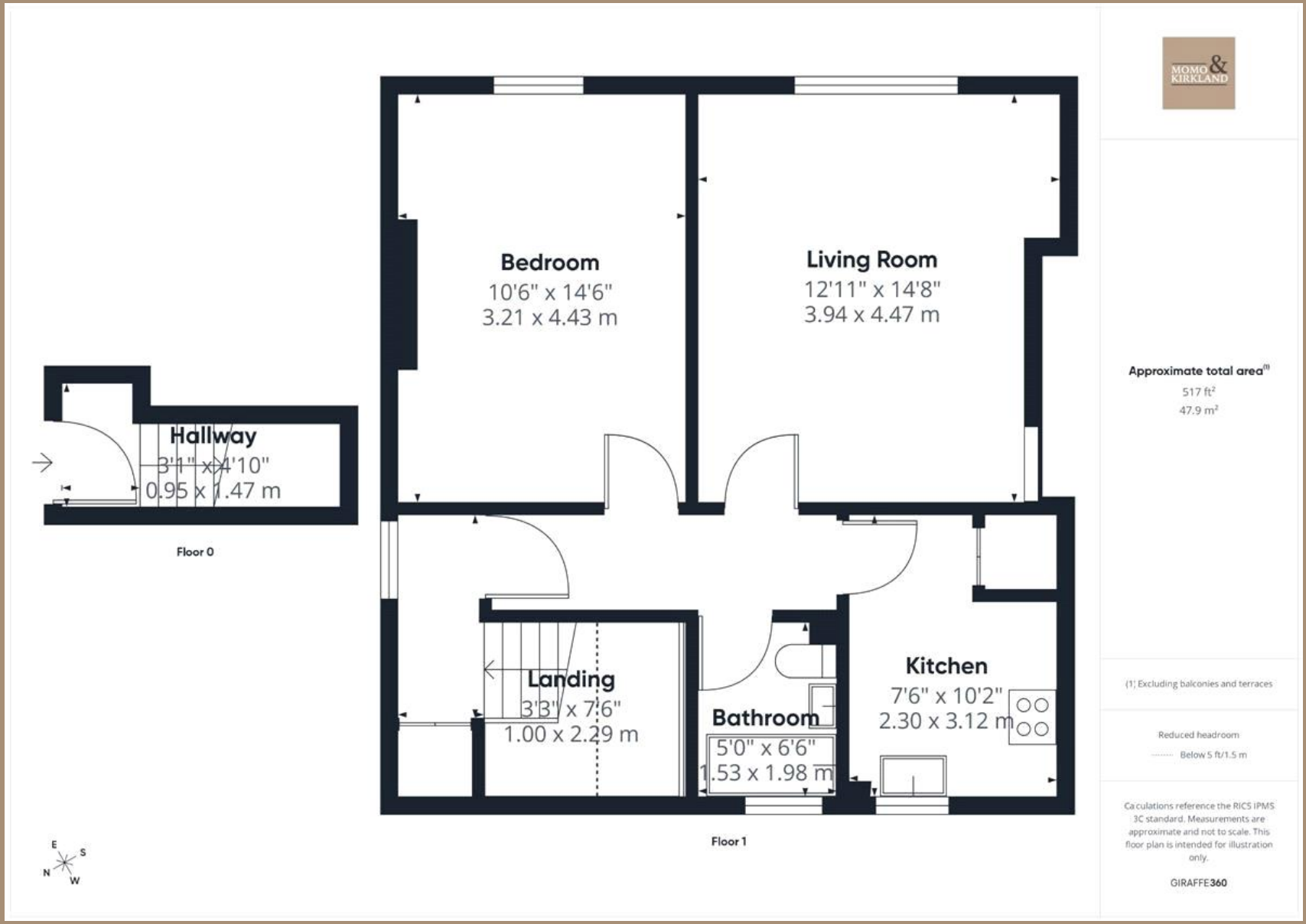
On entering the property, the traditional-style reception hallway provides a welcoming introduction and gives access to all principal apartments. The hallway also benefits from a particularly useful deep storage room, providing valuable additional space for household items and helping to keep the main living accommodation uncluttered.

The spacious living room provides an excellent everyday living and entertaining space, with ample room for a range of furniture configurations. The generous proportions allow considerable flexibility for both comfortable relaxation and dining, while the neutral presentation provides a versatile backdrop for a new owner to personalise the space.

The good-sized kitchen is fitted with a range of floor-standing and wall-mounted units, offering useful storage and preparation space. There is scope to further enhance the kitchen according to individual requirements and preferences, making this an ideal opportunity for those looking to create a modern and practical cooking environment.

The double bedroom is well proportioned and provides plenty of space for a range of bedroom furniture, while also benefiting from the neutral décor found throughout much of the property. The room offers a comfortable private retreat with excellent potential





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Viewing by appointment only
Momo Kirkland
2A Main Street , East Kilbride G74 4JH
Tel: 01355 209410 Email: info@momokirkland.co.uk Website: