

MOMO & KIRKLAND

Highcroft Avenue, Croftfoot

Offers Over £124,995

3 Bed Flat | Freehold





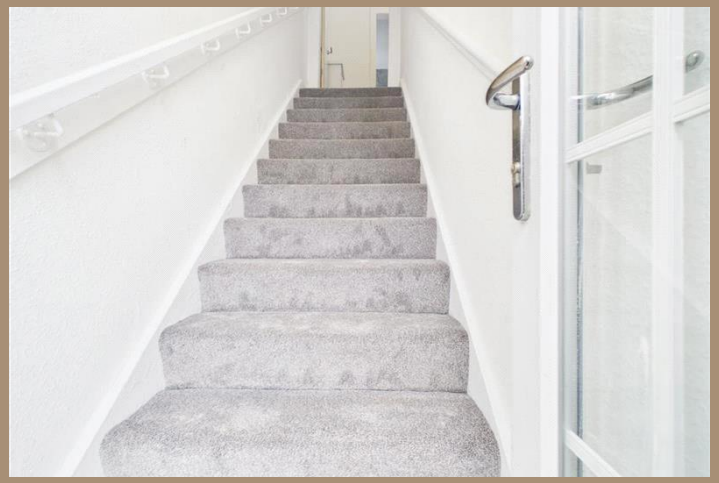


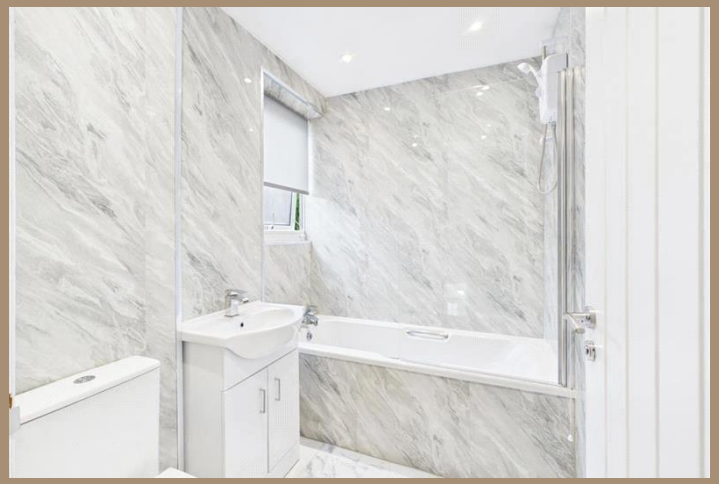






Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.





Momo & Kirkland are delighted to present to the market this beautifully refurbished three-bedroom upper cottage flat, located within the popular Croftfoot area of Glasgow.

Offering generous accommodation extending to approximately 683 sq ft, the property has been upgraded throughout and is presented in true move-in condition.

Ideal for first-time buyers, young families or those looking to downsize, the property combines fresh contemporary interiors with the considerable advantage of private rear garden space and on street parking.

Internally, the accommodation is entered via a private entrance with stairs leading to the upper landing. The impressive living room provides an excellent main reception space with plenty of room for both relaxing and entertaining.

The newly refurbished kitchen has been finished in a modern style with a range of fitted units, worktop space and provision for appliances. Completing the accommodation is a contemporary family bathroom with modern sanitaryware and finishes.

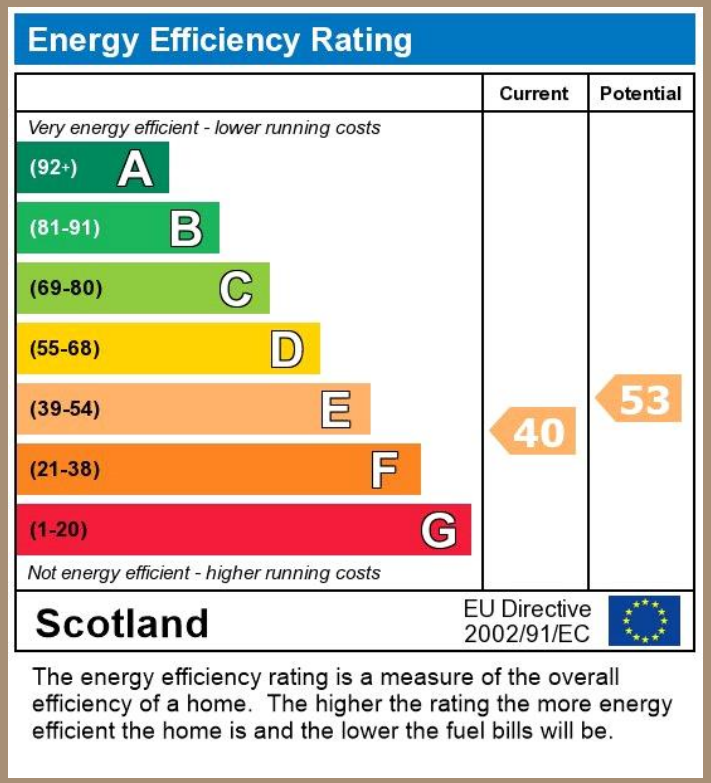
There are three well-proportioned bedrooms, including a particularly generous principal bedroom extending to approximately 14'11" x 10'11", while the remaining bedrooms provide excellent flexibility for children, guests or home working.

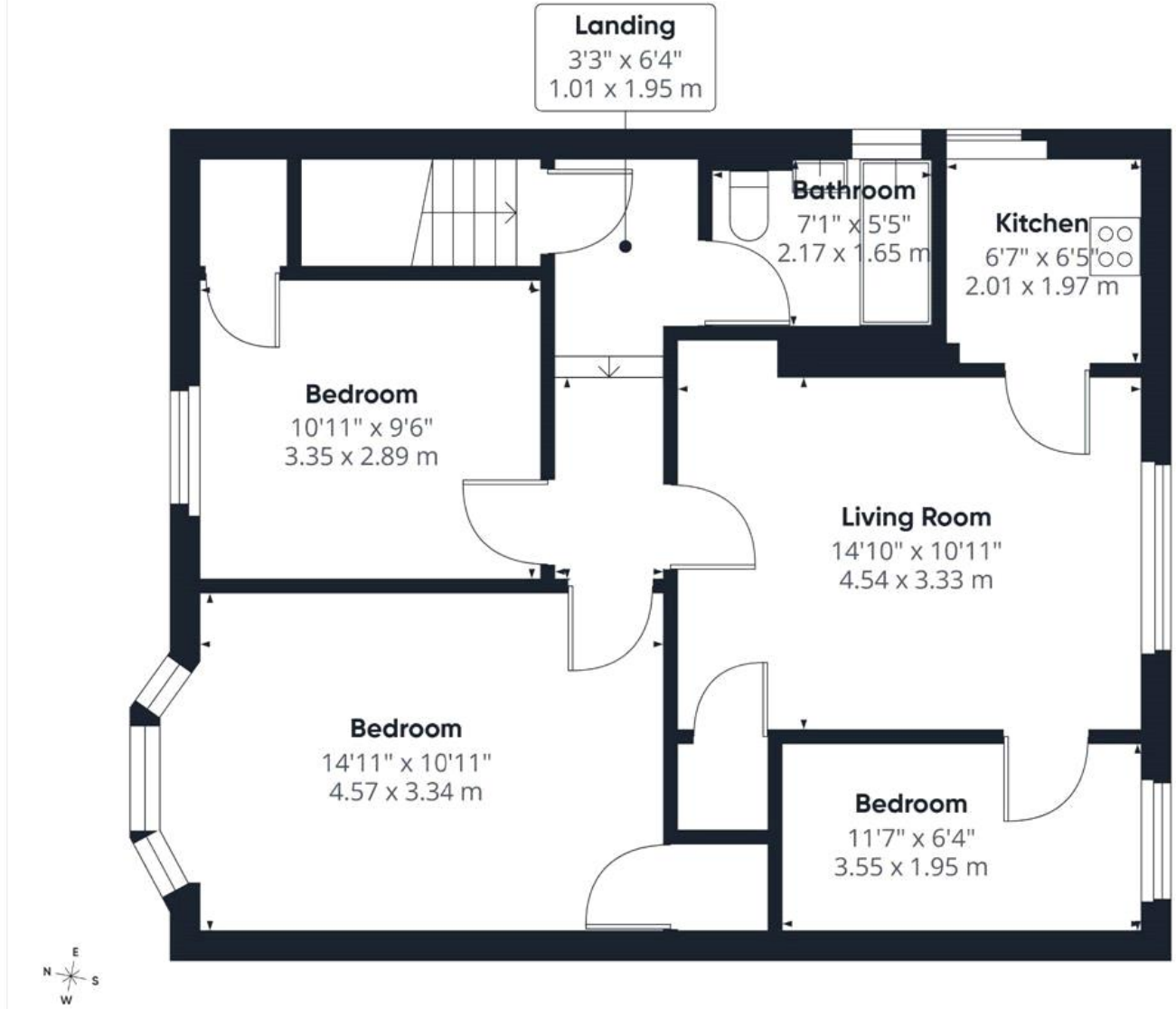
Externally, the property is further enhanced by its private rear garden, providing valuable outdoor space.

Highcroft Avenue sits within the established Croftfoot neighbourhood on Glasgow's south side, with a good selection of everyday amenities, schooling and transport connections nearby. The area is particularly convenient for commuting, with rail connections and straightforward access towards Glasgow city centre.

Council Tax Band: B

Tenure: Freehold





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Approximate total area(1)

683 ft²

63.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MOMO & KIRKLAND

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