



TWO BEDROOM GROUND
FLOOR FLAT

GAS CENTRAL HEATING

FRONT AND REAR GARDENS

FITTED KITCHEN

Rotherwood Avenue, Glasgow, G13 2RJ

Offers Over £104,995

EVE Property are pleased to present to the open sales market a lovely two bedroom lower cottage flat in the much admired Rotherwood Avenue, Knightswood. Exhibited in good condition throughout, this generously proportioned property is located in a quiet street perfectly positioned next to a host of local amenities and transport links and, as such, will no doubt be of interest to a wide range of buyers looking to settle in the area - early viewing is encouraged!



Property Description

Nestled amongst similar style cottages, number 32 has the added benefit of unstinting front and rear gardens, offering buyers the opportunity to create a peaceful haven to enjoy throughout the year.

Upon entering via the upvc front door, the hallway immediately sets the tone for the quality of fixtures and fittings within, with deep pile grey carpeting flowing to all apartments off and colour matching statement wallpaper further elevating the modern look and feel.

To the front, the abundantly dimensioned living room is light and bright, with a large picture window bathing the entire room with natural light, supplementing the dimensions on offer. There is ample space for modern furniture as well as a dining suite without compromising or cluttering the expanse of the space, and there is a beautiful feature fire surround in crisp white with a black gloss living flame fire.

The galley kitchen off the living room has been fitted with a range of wall and floor mounted cabinetry finished in slab maple and topped with cream swirl laminate work surfaces. There is space and servicing for an under-counter washing machine, slot-in cooker and free standing larder fridge freezer in addition to as a large stainless steel sink and drainer, with tonal grey vinyl flooring and light coloured walls adding to the clean, linear finish. A upvc door provides egress to the back gardens - ideal for entertaining in the summer months!





Both bedrooms are double sized and feature picture windows with tranquil views of the front and rear gardens. Both have been recently decorated in light neutral tones and offer plentiful space for modern bedroom furnishings.

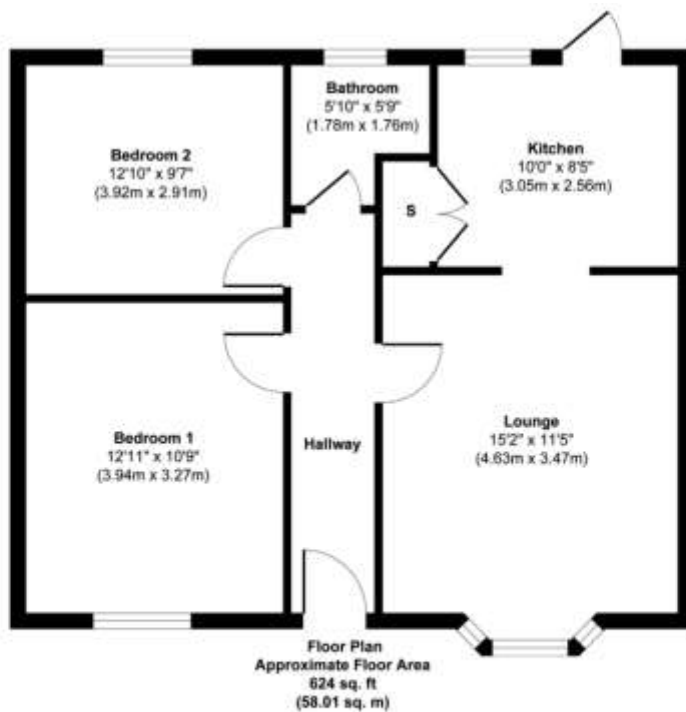
The bathroom completes the specification, fitted with a contemporary white suite and fully tiled in striking ceramic crimson and white for added ease when cleaning.

Properties of this size and style and in this condition are indeed rare to the market - call our friendly sales team today to schedule your viewing appointment to avoid missing your opportunity!

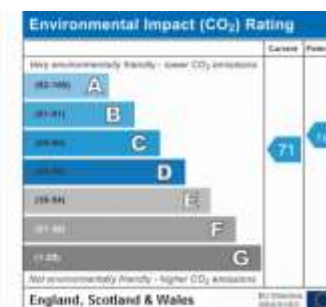
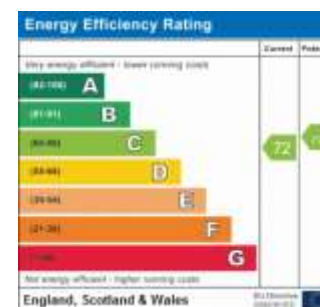


Rotherwood Avenue is centrally located off Great Western Road, Glasgow. It is within a short distance to local shops and supermarkets with Great Western Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance. Local bus routes from this area run to Glasgow City Centre.





Approx. Gross Internal Floor Area 624 sq. ft / 58.01 sq. m
(Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property)



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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements