

- TWO BED LOWER COTTAGE FLAT
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

17 Thane Road, Glasgow, G13 3YJ

Offers Over £105,000

EVE Property are pleased to introduce to the sales market a two bedroom lower cottage flat in the ever desirable Thane Road, Knightswood. Positioned in a quiet residential enclave with little passing traffic yet near to all local amenities and transport links, this spacious apartment will require a degree of modernisation and upgrading, which is reflected in the asking price.





## Property Description

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Generously proportioned throughout, number 17 will afford the new owners an opportunity to fashion a fabulous haven designed to suit their own tastes and living requirements.

Positioned on the lower level of a four in block formation, access is via the private uPVC main door. Upon entry, the secure vestibule guides you to the hallway with all apartments off and hall storage cupboard. Both bedrooms are double sized and bestowed with lovely open aspects to the front and plentiful space for modern furniture suites and more - perfect for creating a relaxing retreat.

To the rear of the property, 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 without compromising or cluttering the expanse of the space. Adjacent is the kitchen, currently fitted in a galley flow of cabinetry which could easily be adapted to incorporate the newest trending conveniences for the chef of the property! The kitchen features dual aspect windows with large pantry storage cupboard and uPVC door which affords access to the rear gardens.







A shower room completes the living quarters which has been partially panelled in wet wall with alcove enclosure and electric shower.

Externally the front garden provides scope for the new owner to incorporate an off street driveway, subject to local planning criteria, whilst the rear gardens are laid to lawn.

Further enhancements are gas central heating and fireplace, double glazing, front and south facing rear garden.

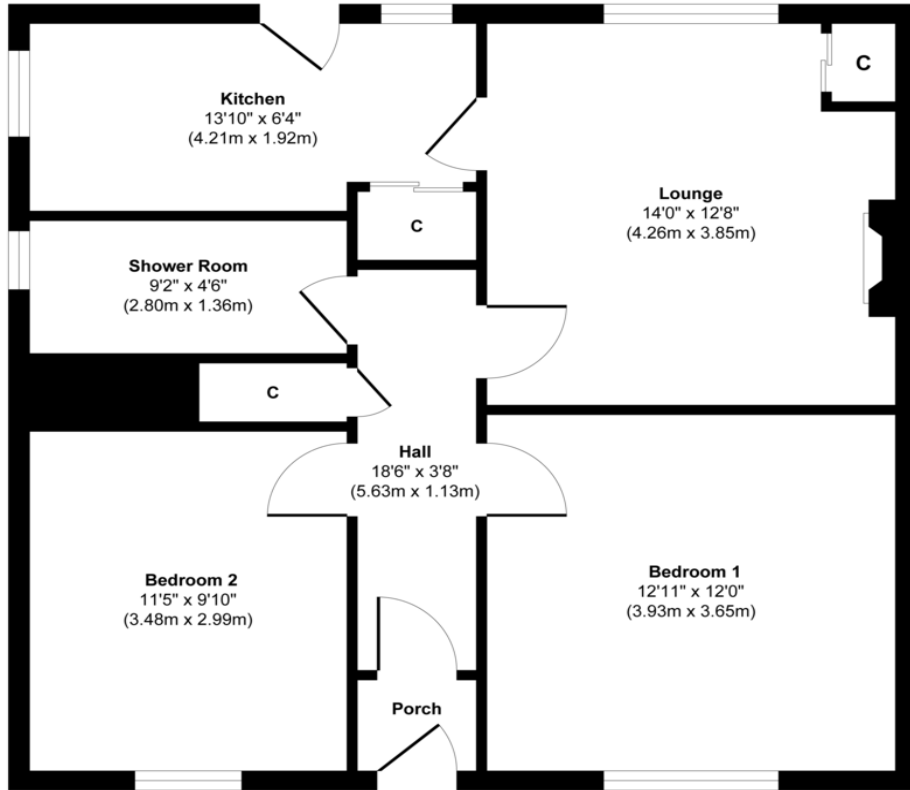


Thane Road located off Alderman Road, Glasgow. It is within a short distance to local shops and supermarkets with Knightswood Shopping Centre and Anniesland Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance.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

A great opportunity not to be missed - call our helpful sales team today to arrange your viewing!

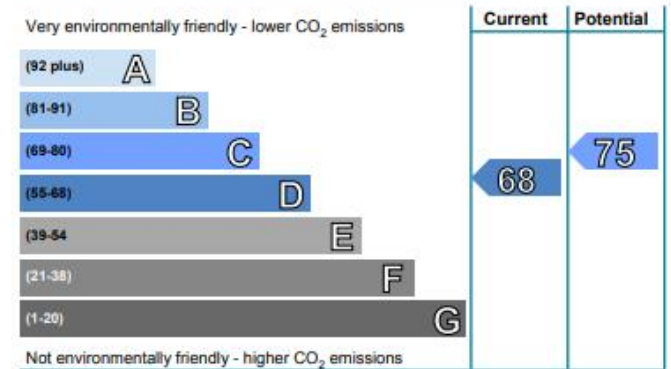
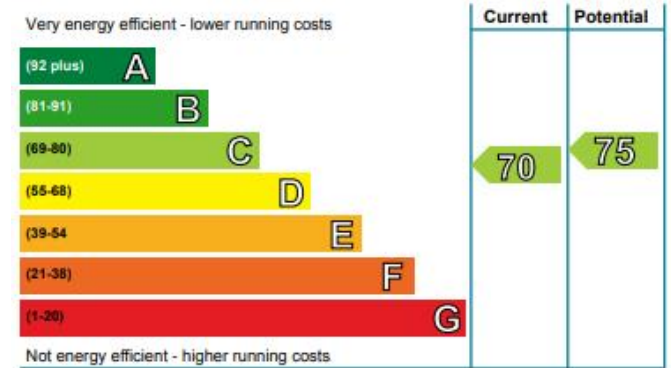


Thane Rd, Knightswood



Floor Plan

Approx. Gross Internal Floor Area 672 sq. ft / 62.50 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



1 Herschell Street, Annesland,  
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk  
0141 255 0020  
hello@eve-property.co.uk

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