



Upper Flat
12 Hermitage Avenue, Glasgow, G13 3QP
Offers Over £127,000



**FIELDING
McLEAN & Co**

SOLICITORS, NOTARIES & ESTATE AGENTS

Call us on:
0141 959 1674

fm & co





Upper Flat
12 Hermitage Avenue

Offers Over £127,000

Seldom available, larger UPPER COTTAGE FLAT, situated within the districts most popular addresses nearby shopping, public transport and schooling at primary and secondary levels, only a few minutes to Anniesland Cross, Dumbarton Road and access to the Expressway and Tunnel, etc. The property offers excellent family accommodation with a flexible layout and at present benefits from gas central heating and double glazing. Double glazed and PVC front door with large fan light above onto entrance, reception hall with two deep storage cupboards, well proportioned lounge to front enjoying tree lined aspects over Thane Road opposite, access to breakfasting kitchen with aspects to rear over garden and exclusive Academy Park beyond, three bedroom (one could be used as a separate dining room if required), bathroom comprising three piece suite. There is a driveway to side providing off street parking and private garden to side/rear • Upper Cottage Flat • South facing lounge • 3 double bedrooms • Gas central heating/double glazing • Near shops, schools and transport



Room Dimensions

Lounge	4.99 m x 3.50 m / 16'4" x 11'6"
Kitchen	3.42 m x 2.41 m / 11'3" x 7'11"
Bedroom 1	4.16 m x 3.63 m / 13'8" x 11'11"
Bedroom 2	3.88 m x 2.78 m / 12'9" x 9'1"
Bedroom 3	3.63 m x 2.32 m / 11'11" x 7'7"
Bathroom	1.99 m x 1.86 m / 6'6" x 6'1"

Entry

Insert Entry Info Here

Viewing

Tel: 0141 959 1674

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

Estate Agency • Conveyancing • Wills & Estates • Commercial

Professional help – On your door step

Selling Your Home? – Call Our Free Valuation Service – **0141 959 1674**

Fielding Mclean & Co Solicitors

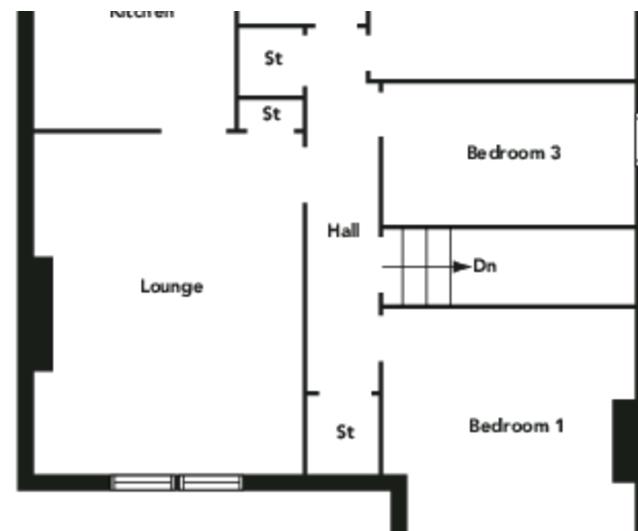
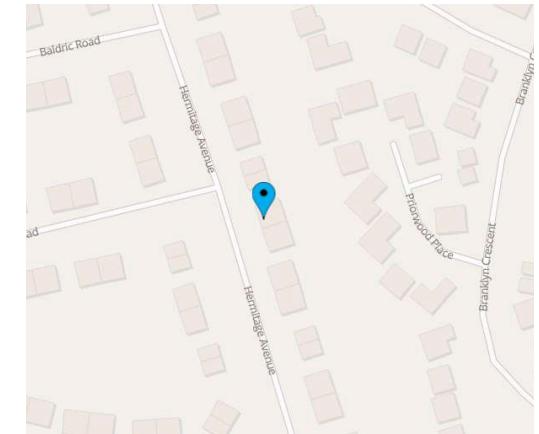
1986 Great Western Road, Glasgow G13 2SW



*Professional help
on your doorstep*







Travel Directions

Travelling west along Anniesland Road from Anniesland Cross, continue past Knightswood High School on right, turning right onto Alderman Road, right at the roundabout onto Hermitage Avenue and number 12 is on right opposite the junction with Thane Road.



Ref: E502300

éspc

Estate Agency • Conveyancing • Wills & Estates • Commercial

Professional help – On your door step

Selling Your Home? – Call Our Free Valuation Service – **0141 959 1674**

Fielding Mclean & Co Solicitors

1986 Great Western Road, Glasgow G13 2SW