



Lynch & Co.

Solicitors and Estate Agents

15/17 Carmunnock Road, Mount Florida, Glasgow G44 4TZ

Telephone 0141 649 9552 • Fax 0141 632 4682

End Terraced Villa
80 Craig Road, Cathcart G44 3AW
Fixed Price £158,000

Seldom available, END TERRACE VILLA within popular pocket nearby local amenities including schools, shops available on Clarkston Road in addition to Cathcart Station also a few minutes walk away.

The property offers easily maintained accommodation attractively decorated and enjoying a specification to include: gas central heating, double glazing, modern kitchen and bathroom fittings.

Entrance hall, impressive 17'6 lounge/dining room with varnished floor finish, two double bedrooms, fitted kitchen with integrated oven, hob and hood and refitted and tiled bathroom comprising three piece suite with additional electric shower.

The property is set amidst carefully laid out private gardens including a larger garden to rear benefiting from southerly aspects. Single car lock-up garage.

Offered at a FIXED PRICE, the agents recommend internal inspection in order to appreciate the standard of accommodation and convenience of location offered.

LOUNGE/DINING ROOM	17'5 (5.30M) X 11'5 (3.50M)
KITCHEN	14'10 (4.54M) X 6'9 (2.05M)
FIRST FLOOR	
BEDROOM ONE	12'7 (3.82M) X 11'5 (3.50M)
BEDROOM TWO	11'1 (3.38M) X 8'3 (2.53M)
BATHROOM	6'3 (1.91M) X 5'6 (1.67M)

HEATING

The property has gas central heating (not tested).

GLAZING

The property has double glazing.

GARAGE

There is a single car lock-up garage nearby.

TRAVEL DIRECTIONS

Travelling west along Manse Brae from the junction with Carmunnock Road straight ahead at the mini roundabout with Old Castle Road on your left hand side onto Delvin Road (Cathcart Station is on your right hand side), turn left at the traffic lights before the junction with Clarkston Road onto Rhannan Road third on the right onto Craig Road and number 80 is on your left hand side.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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