



Lynch & Co.

Solicitors and Estate Agents

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

Telephone 0141 649 9552 • Fax 0141 632 4682

Lower Cottage Flat

32 Holehouse Drive, Knightswood G13 3HA

Offers Around £98,000

Traditional LOWER COTTAGE FLAT within popular pocket nearby good local amenities including Bankhead Primary, Garscadden Railway Station and Knightswood Library.

The property offers easily maintained accommodation which does require modernisation.

Main door access onto reception hall, bay window lounge, two double bedrooms, breakfasting kitchen with access door to rear garden and bathroom.

Private garden to front and rear with additional shared drying green.

Ideally suited to the small developer the property offers fabulous potential as internal inspection will confirm.

RECEPTION HALL	16'5 (5.00M) X 3'8 (1.13M)
LOUNGE	15'7 (4.76M) X 11'10 (3.61M)
KITCHEN	10'0 (3.04M) X 9'2 (2.78M)
BEDROOM ONE	13'3 (4.04M) X 11'2 (3.41M)
BEDROOM TWO	13'3 (4.05M) X 9'10 (3.01M)
BATHROOM	6'1 (1.86M) X 6'1 (1.86M)

**VIEWING: BY APPOINTMENT WITH LYNCH & CO., 0141 649 9552.
OUTWITH NORMAL BUSINESS HOURS TELEPHONE 0141 572 4386.**

TRAVEL DIRECTIONS

Travelling west along Alderman Road from the junction with Lincoln Avenue turn left onto Dunterlie Avenue, third on the right onto Holehouse Drive and number 32 is on your right hand side before the junction with Polnoon Avenue.

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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