



11 Eriska Avenue, Glasgow, G14 0XZ

Offers Over £135,000

- Attractive two bedroom upper cottage flat in a quiet residential street in Knightswood
- Modernised and maintained to a high standard by the present owners
- Luxury modern bathroom with three-piece suite and shower over the bath
- EER Band C
- Main door access from ground level with staircase leading to the main accommodation
- Modern fitted kitchen with a range of appliances and convenient ceiling pulley
- Private, well-maintained south facing rear garden
- Spacious and beautifully presented interior
- Two spacious double bedrooms, both with built-in storage
- Attic space offering excellent storage or potential for further development

11 Eriska Avenue, Glasgow G14 0XZ

Beautifully Presented Two Bedroom Upper Cottage Flat with Private South Facing Garden.



Council Tax Band:



Situated within a quiet residential street in the popular Knightswood area of Glasgow, this attractive two bedroom upper cottage flat on Eriska Avenue offers generously proportioned accommodation, a modern interior and a number of appealing features that set it apart from the average flat. Benefitting from its own main door entrance at ground level, a private south facing rear garden and a large attic space offering excellent potential, this is a fantastic opportunity for a range of buyers. The property has been thoughtfully modernised and beautifully maintained by the present owners, and early viewing is highly recommended to fully appreciate the space and quality on offer.

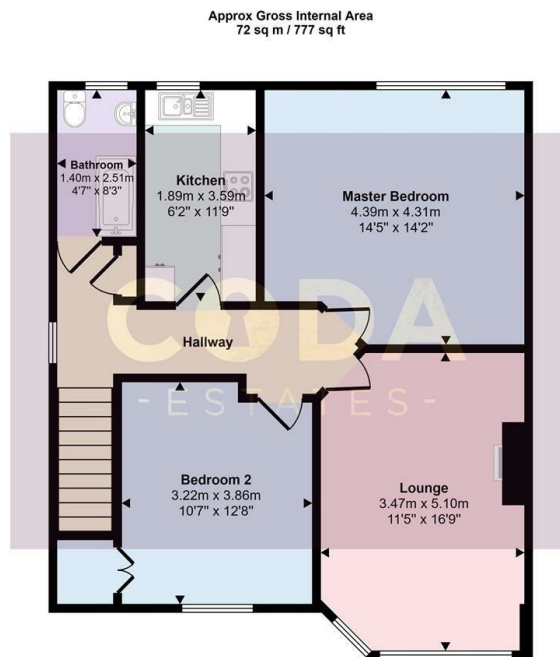
The accommodation is accessed via a main door entrance, with a staircase leading to the upper landing and the main apartments. The spacious lounge/diner enjoys an attractive outlook to the front of the property, providing an ideal setting for both relaxing and entertaining. The modern fitted kitchen is well equipped with a range of appliances and also benefits from a convenient ceiling pulley for drying clothes.

There are two particularly spacious and well-proportioned double bedrooms, both incorporating built-in storage, together with a luxury modern bathroom fitted with a stylish three-piece suite and shower over the bath.

A notable feature is the large attic space, which offers excellent additional storage and potential for further development to create more living accommodation, subject to the necessary planning permissions and building warrant approvals.

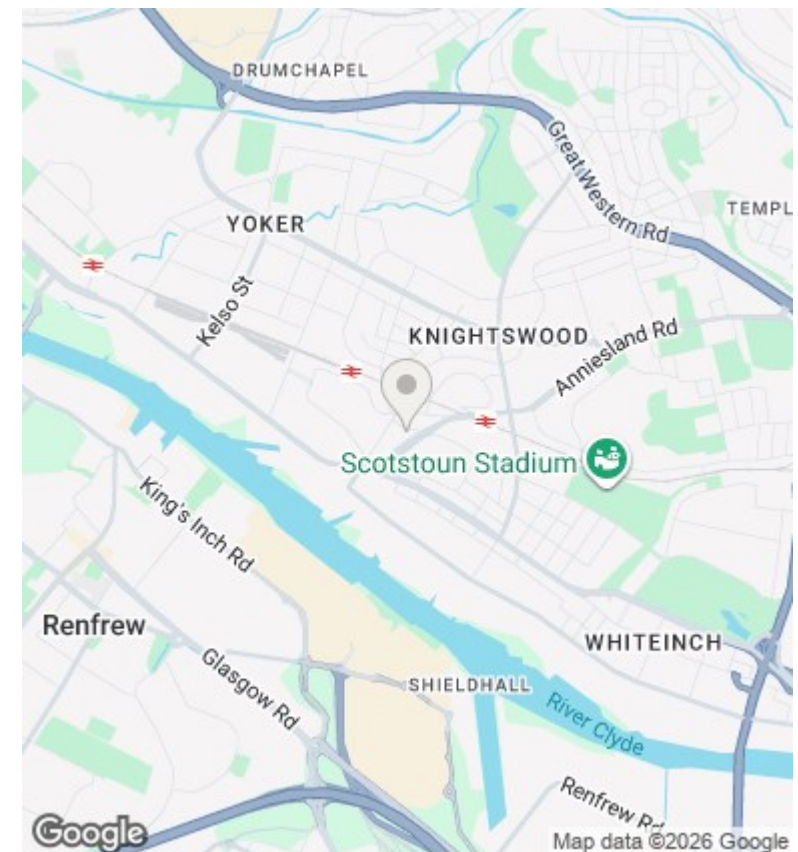
Externally, the property enjoys private, well-maintained south facing rear gardens, providing a lovely outdoor space to relax and enjoy the sunshine. Further benefits include gas central heating and double glazed windows.

Offering generous room sizes, excellent outdoor space, useful attic storage and the added appeal of main door access, this beautifully presented home is sure to attract considerable interest. Early viewing is strongly advised to avoid disappointment.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC