



**169 MONTFORD AVENUE
GLASGOW, G44 4NT**



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EPC
RATING



TBC



COUNCIL
TAX BAND



TBC



Introducing a bright and well-presented upper main-door flat, set within an established residential neighbourhood. Freshly decorated in neutral tones, the home comprises a generous living room with access to a galley-style kitchen. There are two sunny double bedrooms with built-in storage, and a versatile third bedroom which is currently used as a dining room. The bathroom features an overhead shower, a towel warmer, vanity storage, and a wall-hung mirror. Externally, the property benefits from a private, enclosed, lawned rear garden and on-street parking. Ideally located close to excellent public transport links, shops, schools, outdoor spaces, and golf facilities, whilst also being less than a 25-minute drive from Glasgow city centre, the home is sure to appeal to a wide range of buyers.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

FEATURES

- Upper flat with private main entrance
- Part of an established residential neighbourhood
- Freshly decorated, neutral interiors
- Entrance hall with storage
- Spacious living room
- Modern galley-style kitchen
- Two sunny double bedrooms with storage
- Versatile third bedroom, optional dining room
- Bathroom with overhead shower
- Private lawned garden
- On-street parking
- Gas central heating and double glazing





OFFERS TO:
40 High Street
Glasgow, G1 1NL

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07761 280 840

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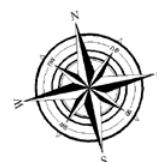


HOUSE SALES

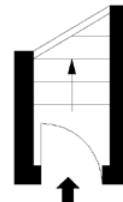
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

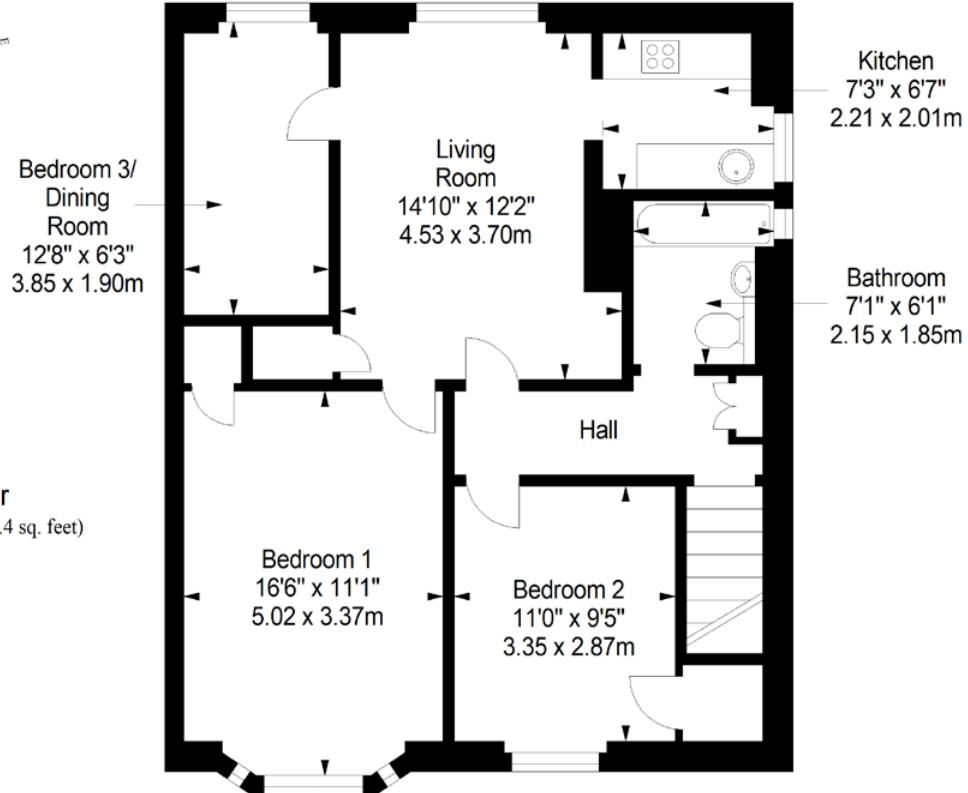


Ground Floor
Approx. 1.8 sq. metres (19.4 sq. feet)



First Floor

Approx. 72.8 sq. metres (783.6 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)