





Glasgow

61 Bennan Square, Glasgow, G42 8SU

Independent Estates



Directions

From M74 exit at junction 1A Polmadie. Continue along Plomadie Road Continue along and at traffic lights turn right onto Calder Street, Go straight ahead at next lights and take immediate left onto Brennan Street. Take next right into Brennan Square and the property is situated on your right overlooking Square,

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	3.27m x 1.17m	Lounge	4.84m x 3.73m
Kitchen	3.42m x 3.07m	Bedroom One	4.14m x 3.30m
Bedroom Two	4.14m x 3.04m	Bathroom	2.06m x 1.97m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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Independent Estates are delighted to welcome this well presented upper cottage flat situated within one of the areas most desirable locations. The property is found in good condition and offers fabulous open aspects over Brennan Square. The area is well served by train and bus services to the City Centre. Crosshill, Queens Park and the neighbouring suburbs of Shawlands and Langside provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach.

Accommodation comprising: Entrance to property via side facing solid wooden door giving access to carpeted staircase with decorative lighting, Upper landing gives access to all accommodation including lounge, two double bedrooms, shower room, storage cupboard and loft hatch. Generous front facing lounge with laminated flooring, decorative alcove, feature fireplace with electric fire and laminated flooring. Lounge gives access to rear facing kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled wall and tiled flooring.

Bedroom one is front facing with laminated flooring and storage. Bedroom two is rear facing with laminated flooring. Rear facing shower room comprising low flush wc, wash hand basin with vanity and shower cubicle. The shower room is fully tiled with vinyl flooring.

The property boasts full gas central heating and double glazing throughout, Side garden is mainly laid to lawn with paved patio area and timber garden shed.



Offers Over £133,000