



Flat 0/1, 12 Archerhill Terrace
Knightswood, Glasgow | G13 4TA

pattison&co

Offers Over £80,000



Flat 0/1, 12 Archerhill Terrace, Knightswood, Glasgow, G13 4TA

This two bedroom ground floor apartment is presented to market in the ever popular Knightswood area of Glasgow. The property enters by secure communal entry on the ground floor, and is accessed by a main door within the well maintained communal hallway. The property opens in to an expansive foyer giving access to all apartments. The front facing living room allows for an abundance of natural light to flow in to the property, and leads to the private balcony providing a quaint space to enjoy the spoils of the Scottish sun. Both bedrooms are well proportioned, each providing space aplenty for a double bed with associated storage. Further, the front facing bedroom benefits from integrated wardrobe space. The rear facing kitchen features wall and floor mounted cabinetry, half height tiling to walls and space for white goods. The kitchen accommodation is completed by a handy pantry storage cupboard. The family bathroom benefits from full height tiling to walls, white sanitaryware and shower enclosure. The property specification includes space heating provided by electric storage heaters and panel radiators, UPVC double glazed windows, and this property has exclusive use of the plot of garden ground immediately to the front. Parking is on street. The property is just a short distance from usual amenities on nearby Archerhill Road and Great Western Road, and Great Western Retail Park is less than 2 miles from the property. Frequent and reliable bus routes serve the area, with Yoker, Garscadden and Drumchapel Train Stations all accessible by car in 10 minutes or less. This property is sure to appeal to a wide range of buyers and early viewing is advised.



All room measurements are taken from the longest and widest points and are approximate:-

Foyer: 1.02m x 4.36m

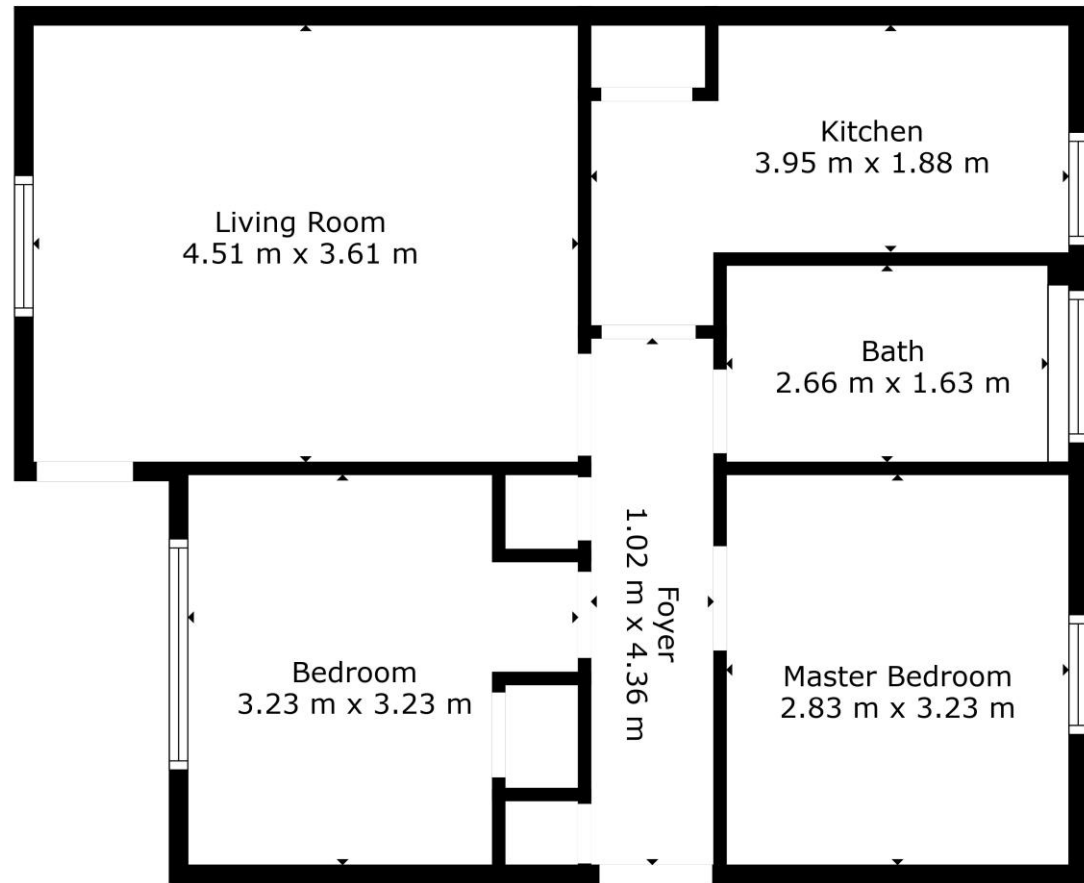
Living Room: 4.51m x 3.61m

Kitchen: 3.95m x 1.88m

Master Bedroom: 2.83m x 3.23m

Bedroom 2: 3.23m x 3.23m

Bathroom: 2.66m x 1.63m



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		



TOTAL: 55 m2
FLOOR 1: 55 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.