



21 Moat Avenue, Knightswood  
**Offers Over £89,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Upper cottage flat

Driveway and Garage

Sought after Knightswood location

Handy for schools, shops and public transport

Requires modernisation throughout

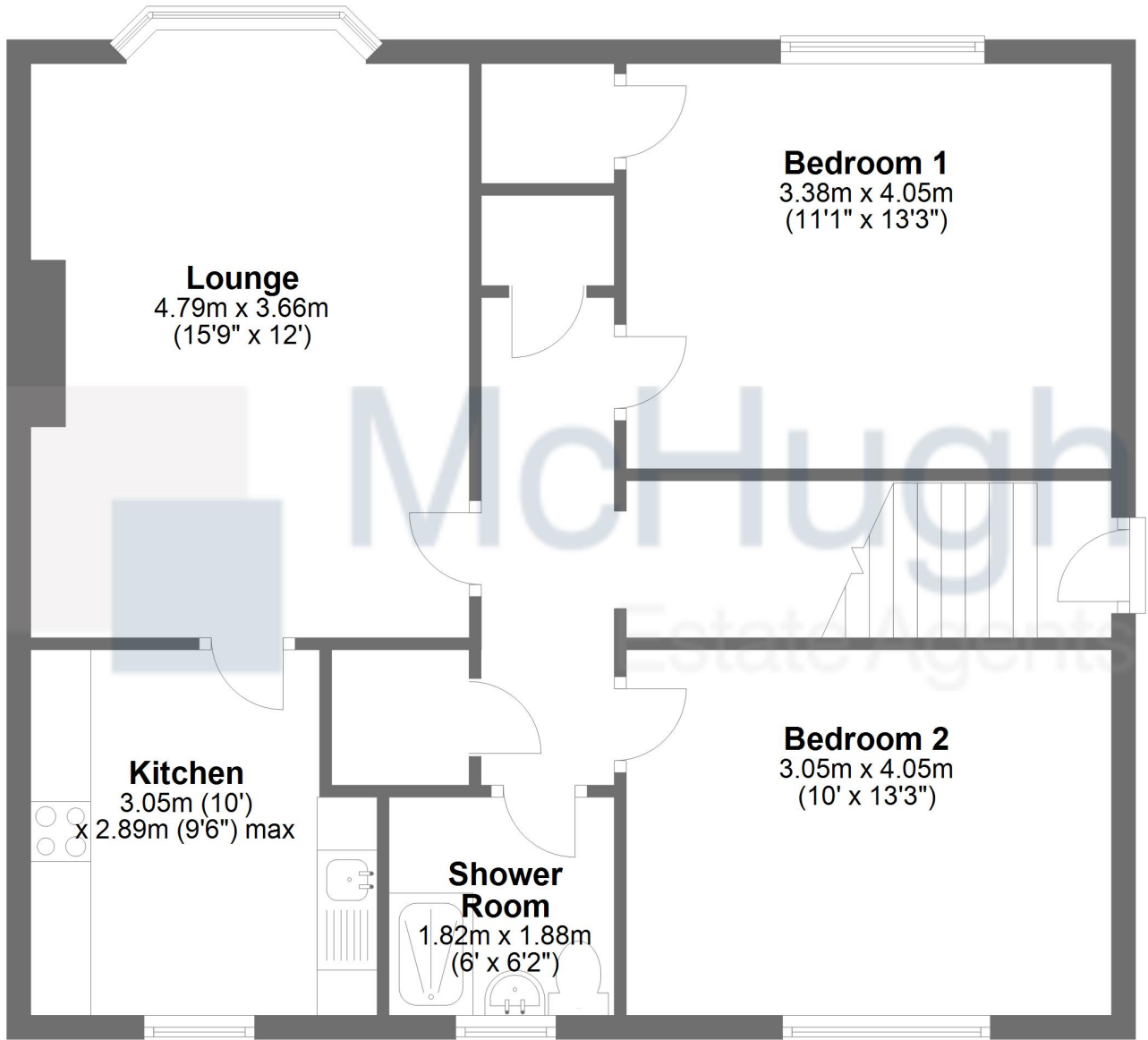
Double Glazing and Gas Central Heating



**2 BED FLAT**

21 Moat Avenue, Knightswood

# Floor Plan



Total area: approx. 72.0 sq. metres (774.8 sq. feet)

This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# 21 Moat Avenue, Knightswood

Situated in a popular Knightswood location close to all amenities, this spacious 2 bedroom upper cottage flat provides attractively priced accommodation in a sought after location.

The property requires modernisation throughout, which has been reflected in the valuation figure.

## Accommodation

A side entrance door accesses the property and carpeted stairway to lead to the upper hall. There is a generously proportioned lounge to the front of the property which has space for a range of furniture and outlooks over the avenue. Off the lounge, the well proportioned, refitted kitchen has a variety of base and wall units and offers elevated outlooks over the rear gardens. There are two naturally bright and generous double bedrooms (bedroom 1 has an inbuilt cupboard). The shower room has been configured to accommodate a low-rise easily accessible shower enclosure, but could be changed back to a bathroom as part of the modernisation programme. The hall has two generous cupboards and a ceiling hatch to the loft storage space.

## Heating and Windows

The property benefits from upvc double glazing and a gas fired central heating system (combi boiler).

## Location

Moat Avenue is conveniently positioned within walking distance of regular bus services, Anniesland and Scotstounhill train stations (approx 15 min walk), local shops, primary & secondary schooling. Neighbouring Great Western Road provides easy access to Glasgow, Loch Lomond, the Erskine Bridge and the M8 Motorway.

Sat Nav ref - G13 3NF

## Dimensions

Lounge  
4.79m x 3.66m

Kitchen  
3.05m x 2.89m

Bedroom 1  
3.38m x 4.05m

Bedroom 2  
3.05m x 4.05m

Shower Room  
1.82m x 1.88m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.

**McHugh Estate Agents**  
576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU  
01389 879941  
[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)