



**21 COURTHILL AVENUE, GLASGOW, G44 5AA**

**CHARMING SEMI-DETACHED VILLA IN A DESIRABLE RESIDENTIAL AREA**

- **Bright and spacious Livingroom with feature fireplace benefiting from a separate dining room**
- **Further family room with a wood burning stove and French door providing easy access to the private garden**
- **Well-equipped and modern large kitchen**
- **Utility room**
- **Master bedroom with bay windows**
- **Three further generous sized bedrooms including attic room**
- **Stunning enclosed gardens to the front and rear of the property**
- **On street parking**
- **Gas central heating**



## Location

Cathcart is a popular area of Glasgow between Battlefield, Mount Florida, King's Park, Muirend and Newlands. The White Cart Water flows through Cathcart, downstream from Linn Park. The area has an impressive number of local amenities and transport links. These include independent shops, popular restaurants and the beautiful queens park nearby. Close to excellent schools. As well as frequent bus and rail services, Cathcart is extremely well placed for commuting with easy access to the M77 and M8.

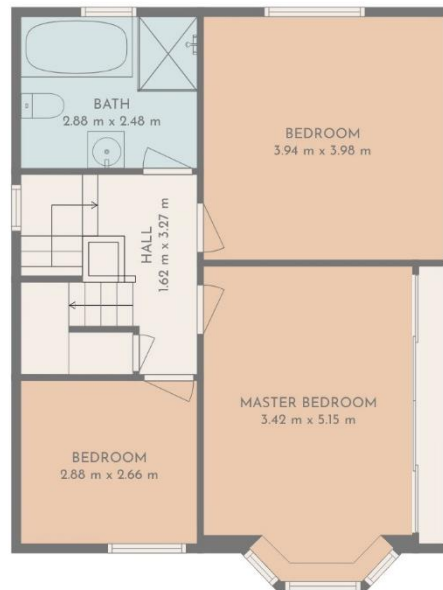
## Viewing Arrangements

By appointment with The Church of Scotland Law Department.  
Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)





FLOOR 1



FLOOR 2



FLOOR 3







# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

