





THE LOCATION

KELVINDALE

Tremendous value for money, combined with close proximity to the amenities afforded by the West End, ensures that Kelvindale is one of the most sought after residential areas in Glasgow.

This fantastic house is ideally placed for those who like to be within easy reach of all the excitement of the city, whilst still enjoying a very tranquil area. Excellent motorway and public transportation links are on hand via Great Western Road and the Clyde Tunnel. The Kelvindale railway station is a very short walk from the front door. The Botanic Gardens are within walking distance along the picturesque banks of the River Kelvin, as are the trendy bars and restaurants of the West End and Byres Road. A large range of shops are also available at Anniesland.





29 CLEVEDEN PLACE

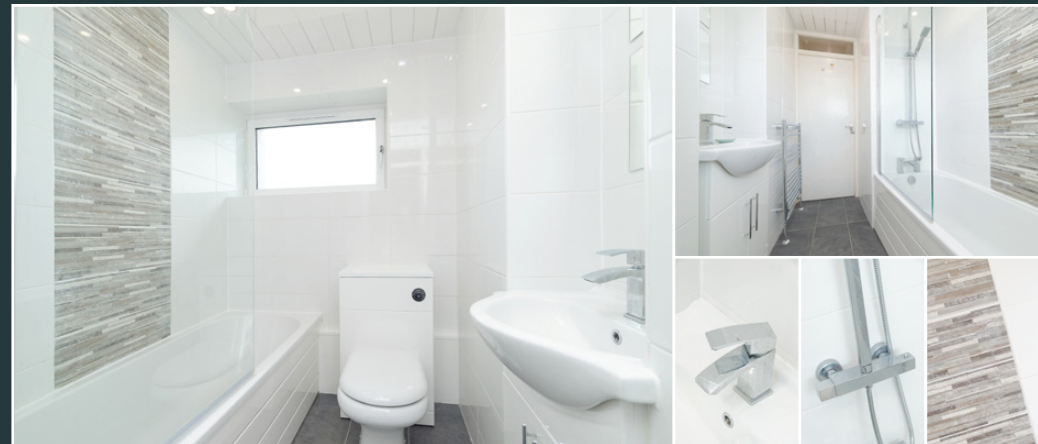
McEwan Fraser Legal is delighted to present this spacious and rarely available three-bedroom mid terraced villa, built by McTaggart and Meikle, to the market. The property enjoys a quiet, yet convenient cul-de-sac location backing onto the canal. The internal accommodation is well proportioned and offers excellent flexibility and having recently benefited from an upgraded kitchen and bathroom, the property would make an excellent starter home for a family. This property also enjoys private front and rear gardens, gas central heating and double glazing.

Internally, accommodation is focused towards a fantastic dual aspect reception room which enjoys a south-north orientation with high levels of natural light. The reception room can be adapted to a variety of furniture configurations. The kitchen is accessed from the lounge and currently boasts a good range of base and wall mounted units offering excellent prep and storage space. Gas hob, electric oven and fridge freezer are integrated. The lounge also provides access to a generous storage cupboard.

Climbing the stairs, the first-floor landing gives access to the three bedrooms and a large loft for additional storage. The charming master bedroom has uninterrupted views to the canal and across miles of greenery, all the way to, and including, the Campsie Fells to the rear. The second bedroom is also a generous double while the third bedroom is a big single bedroom. The internal accommodation is completed by a stylish new bathroom which is fully tiled and includes a three piece white suite with shower over bath.

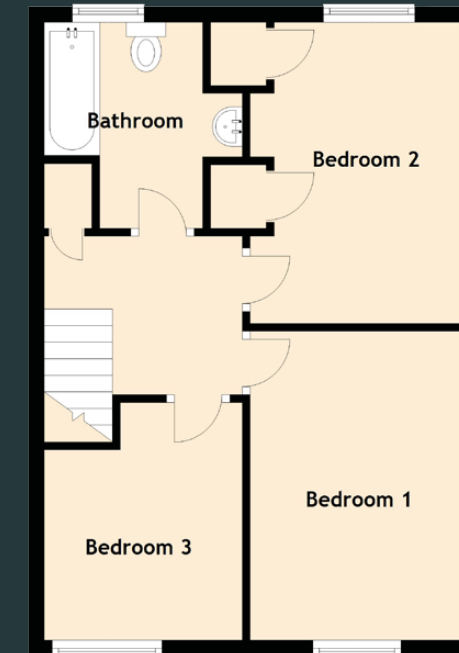
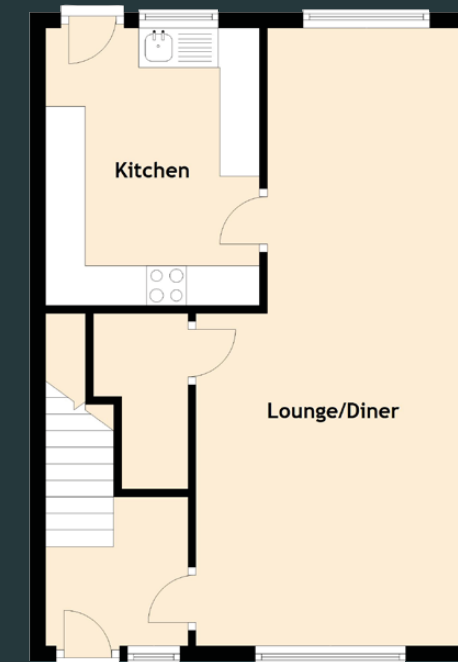
This is a cracking house in excellent order and internal viewing is highly recommended.





DETAILS

FLOOR PLAN, DIMENSIONS & MAP

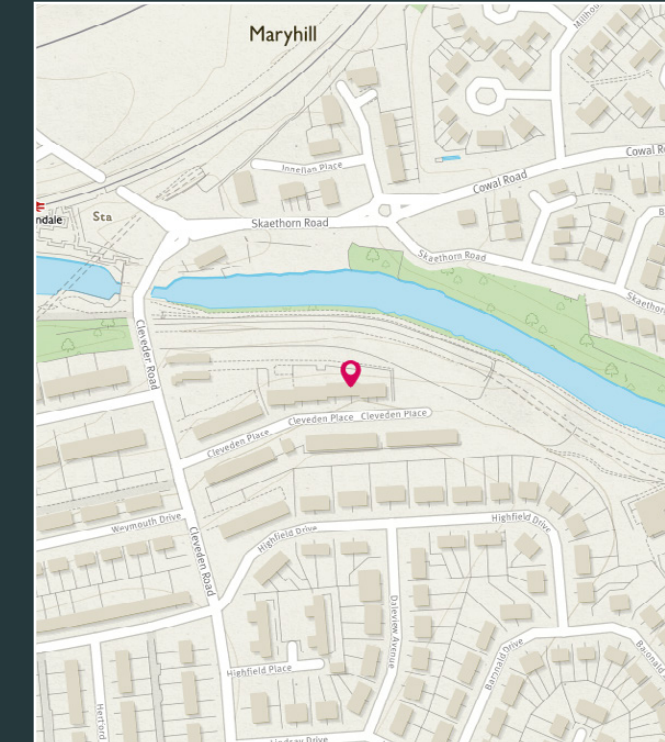


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.80m (25'7") x 3.40m (11'2")
Kitchen	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 75m²

EPC Rating: C





Rear Garden



View From the Property


McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.




 Text and description
MICHAEL MCMULLAN
 Surveyor


 Professional photography
CRAIG DEMPSTER
 Photographer


 Layout graphics and design
ALLY CLARK
 Designer