



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**122 Thurston Road**

CARDONALD, GLASGOW, G52 2AZ

# 122 Thurston Road

We are delighted to offer for sale this fantastic two/three bedroom, lower cottage flat, situated within a popular location in 'Cardonald' - which is presented to the market in "walk-in" condition. This property would be a super acquisition for either a first time or an elderly buyer, given its superb spot, offering great commuting links as well as being within a very short stroll to all local amenities (shops opposite) and schooling catchments. It benefits from a complete re-decoration, modernisation and improvement programme, including a new kitchen, bathroom, new upvc windows and front door, high-quality flooring and freshly decorated.

Great emphasis has been placed on the creation of easily managed and free-flowing space, on a bright and freshly decorated layout. Room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality.

In more detail, the property comprises a welcoming entrance hall, with a handy storage cupboard. Immediately impressive lounge, with a picture window to the rear aspect, flooding the room with natural light and offering views over the rear garden. A storage cupboard is also located off this room. The newly fitted (galley) kitchen has a beautiful range of contemporary floor and wall mounted units, with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor and fridge with space for a washing machine. There are three, well-

proportioned bedrooms, all of which have space for additional free-standing furniture if required. The master bedroom benefits from a bow window to the front aspect and a good-sized storage cupboard. The third bedroom (off lounge) is a very adaptable room and could be used as anything you want it to be - a home office, dining room or a permanent bedroom! A newly fitted bathroom, with a modern three-piece suite and a shower over the bath, creates the perfect ambience in which to unwind.

The flat also benefits from both gas central heating and newly fitted double glazing throughout for additional comfort.

We understand the property benefits from a private garden to the rear. We are unable to confirm this and would suggest legal advice is sought to clarify the extent of the boundaries and ownership.



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 3/DINING ROOM



KITCHEN



KITCHEN



KITCHEN



BEDROOM 2



LOUNGE



BEDROOM 2



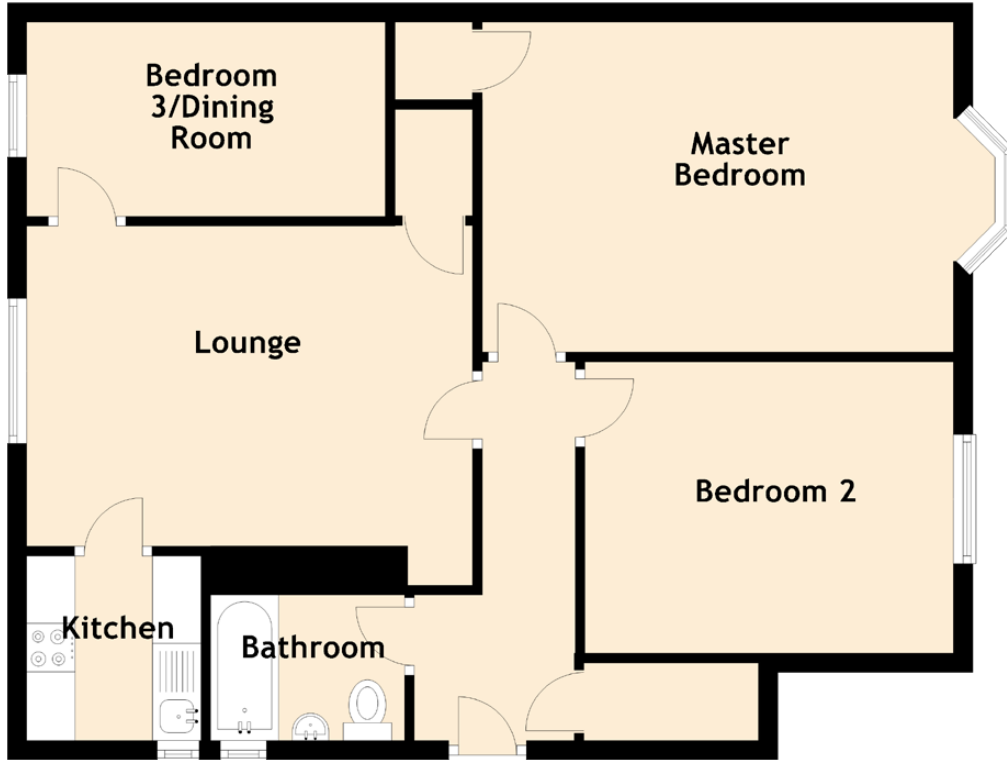
LOUNGE



LOUNGE



BATHROOM

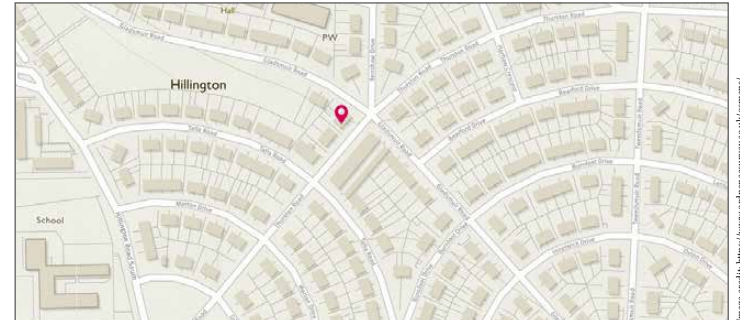


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	1.90m (6'3") x 1.90m (6'3")
Master Bedroom	5.50m (18') x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bedroom 3/Dining Room	3.70m (12'2") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: D



  
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