




McEwan Fraser Legal
Solicitors & Estate Agents
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72 Moorhouse Avenue

KNIGHTSWOOD, GLASGOW, G13 4RE

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GENEROUS TWO DOUBLE BEDROOM FIRST FLOOR VILLA.

Situated within the hugely popular and sought after location of 'Knightswood'', this property would be a super acquisition for a first-time buyer, young couple or Buy-To-Let investor, given its superb accommodation and excellent neighbourhood community spirit.

The property is convenient for both local amenities and the many outlets at the Clyde Shopping Centre, Clyde Retail Park and Great Western Retail Park. Sport and recreational facilities are readily available and there is a good choice of schools; Clydebank College is nearby. A short drive along nearby Great Western Road brings you to bustling Anniesland Cross, with shops and supermarkets aplenty.

There are also regular bus and train services, with regular services to the centre of Glasgow. Commuters and shoppers alike also benefit from convenient road links to the Erskine Bridge, the M8 motorway, Glasgow Airport and Dumbarton.

McEwan Fraser Legal are delighted to present this excellent two double bedroom upper villa to the market. The property is presented in excellent internal order and would make an great first time buy or sound buy-to-let investment. Alongside generous proportions and contemporary decor, the property enjoys gas central heating, double glazing, a large loft for additional storage space, off-street parking and an ample garden.

Internally, the accommodation is focused on the contemporary living room. The generous floor space gives scope for flexibility with the layout and the lounge directly connects to the kitchen. The kitchen itself comprises a range of modern base and wall mounted units which offer excellent prep and storage space. The hob, oven and hood are integrated while space is provided for further free standing appliances. There are two very well proportioned double bedrooms. The master is a particularly spacious double which boasts a built-in wardrobe and ample space for a full range of free standing furniture. The second bedroom is also a well proportioned double. The accommodation is completed by a bathroom which is tiled and includes a window for natural light and added ventilation.

The property boasts a private section garden to the side and rear and there is also a communal drying green. The drying green has been split and a fence put up to create two separate private gardens. Buyers should be aware that this is by agreement with the ground floor neighbour and is not reflected in the title.

This is an ideal starter flat in a sought after location and early viewing is recommended.



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Kitchen	3.00m (9'10") x 2.80m (9'2")
Lounge	4.90m (16'1") max x 3.70m (12'2")
Bathroom	2.16m (7'1") x 1.90m (6'3")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")

Gross internal floor area (m²): 73m² | EPC Rating: C

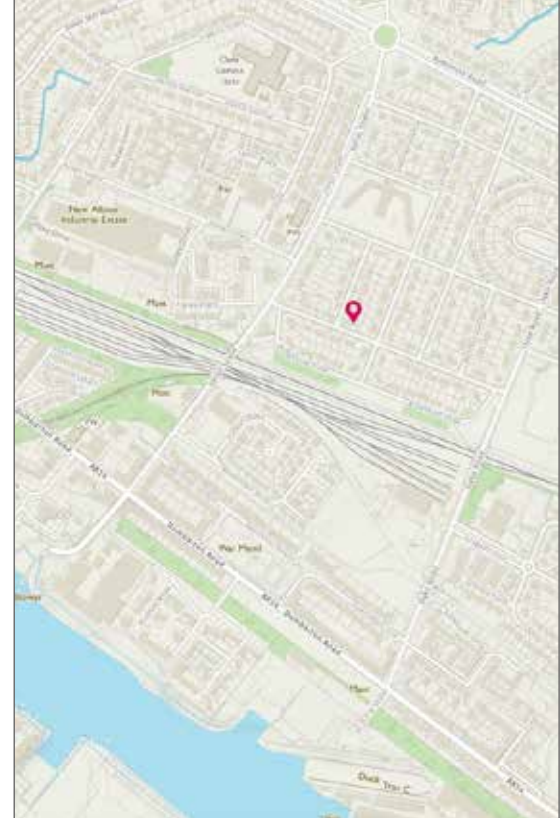
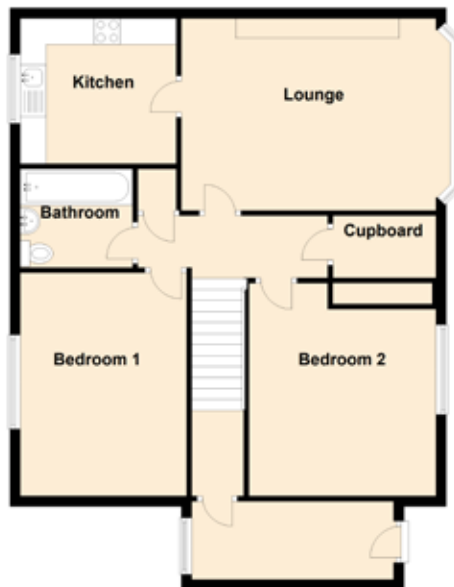


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