

# 1/2 21 Kilvaxter Drive

GLASGOW, G46 8AS



*A MAGNIFICENT TWO BED PROPERTY IN  
TRULY WALK-IN CONDITION*



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McEwan Fraser Legal are delighted to bring to the market this excellent, two-bedroom apartment, set in a popular family-friendly street. This great apartment makes a great place for first-time buyers to call home or equally would make a perfect Buy-To-Let investment property. These are spacious and exceptionally good value apartments for any buyers.

The accommodation consists of a bright and spacious lounge which, due to its shape, would suit a range of furniture configurations, with a large window to the front flooding this part of the accommodation with lots of natural light. The modern kitchen is perfect for the apartment, from the large grey ceramic floor tiles complementing the light grey modern work-surface with split face slate splash-back and a modern composite sink in a lovely range of gloss white fitted units, this room is further adorned with an electric oven and hob with modern glass and stainless-steel hood and a stunning black ceramic splash-back behind the hob. This luxurious kitchen further benefits from an integrated fridge freezer with a free-standing washing machine and tumble dryer. It makes a very efficient workspace for any chef to serve up a marvellous meal. Free-standing appliances may be available by separate negotiation.





**The Lounge**







## The Kitchen







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There are two good sized bedrooms in this lovely home, both bright and with ample space for free-standing furniture with the larger bedroom benefiting from stunning built-in wardrobes. Tastefully decorated in greys and white, both rooms are contemporary and welcoming. The stunning grey floor and wall tiled bathroom is bright and fresh, with a very modern white suite including grey shelving and a large bath with side-mounted taps for comfort which also act as a mixer shower. Modern recessed LED's give plenty of light. The home is kept warm, comfortable, and secure via the double glazing, gas central heating and secure entry door. There is ample storage space to always keep the apartment tidy and clutter-free, including a large cupboard off the hall and a very spacious cellar storage unit located on the landing just outside the apartment's front door. For convenience, the veranda makes a great spot to sit and relax on sunnier days.

There is also plenty of parking adjacent to the apartment. Early viewing is strongly advised for anyone searching for a great value for money apartment, in walk-in condition, set in an ever-popular area.

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**1/2 21 Kilvaxter Drive**





**Bedroom 1**







**Bedroom 2**



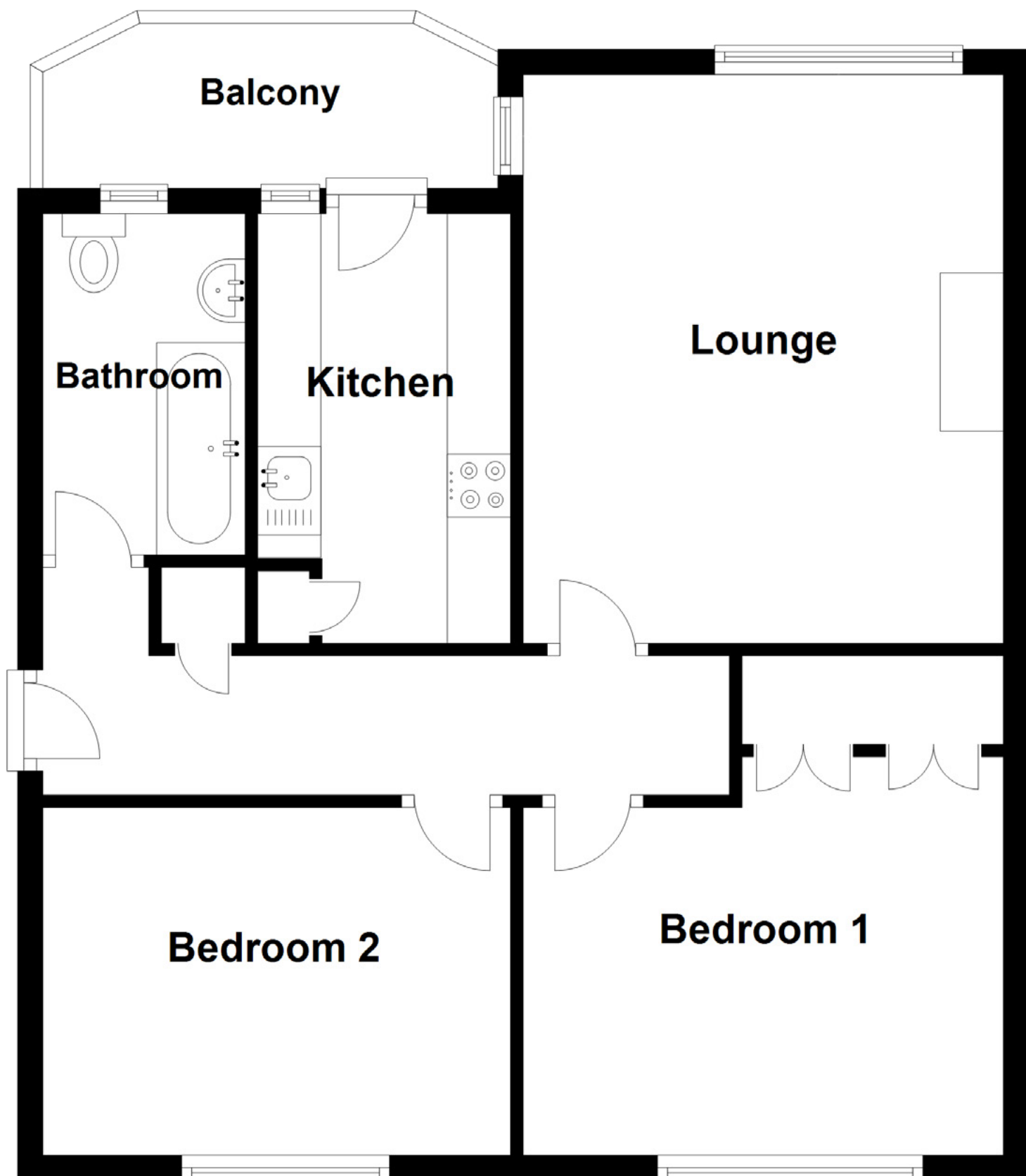




**The Bathroom**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.75m (12'4")	Bathroom	2.70m (8'10") x 1.70m (5'7")
Kitchen	3.40m (11'2") x 2.00m (6'7")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup> EPC Rating: C	
Bedroom 1	3.80m (12'6") x 3.15m (10'4")		
Bedroom 2	3.70m (12'2") x 2.75m (9')		





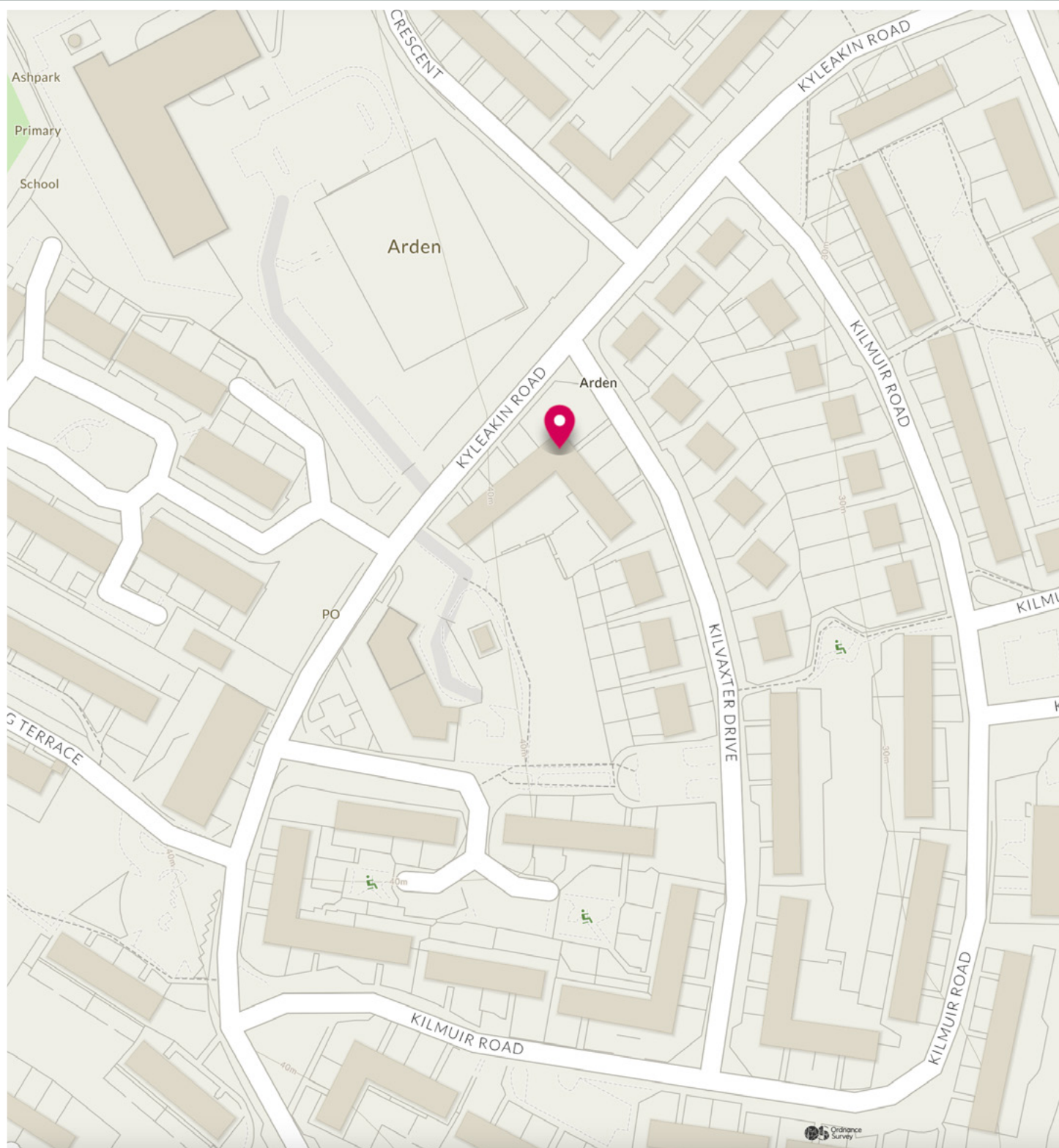




The popular area of Thornliebank is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere fifteen minutes to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible daily. There is an excellent range of schools including Ashpark Primary, Hillpark Secondary, St Paul's Secondary, and of course Shawlands Academy. Kennishead and Thornliebank rail stations are both within easy reach as is Silverburn retail park with all its hopping and leisure facilities and amenities all within easy reach, making it a very popular place to call home.

## The Location





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