

36 Alderman Road

GLASGOW, G13 3YE



Three-bedroom family home with large front and rear gardens, Knightswood



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



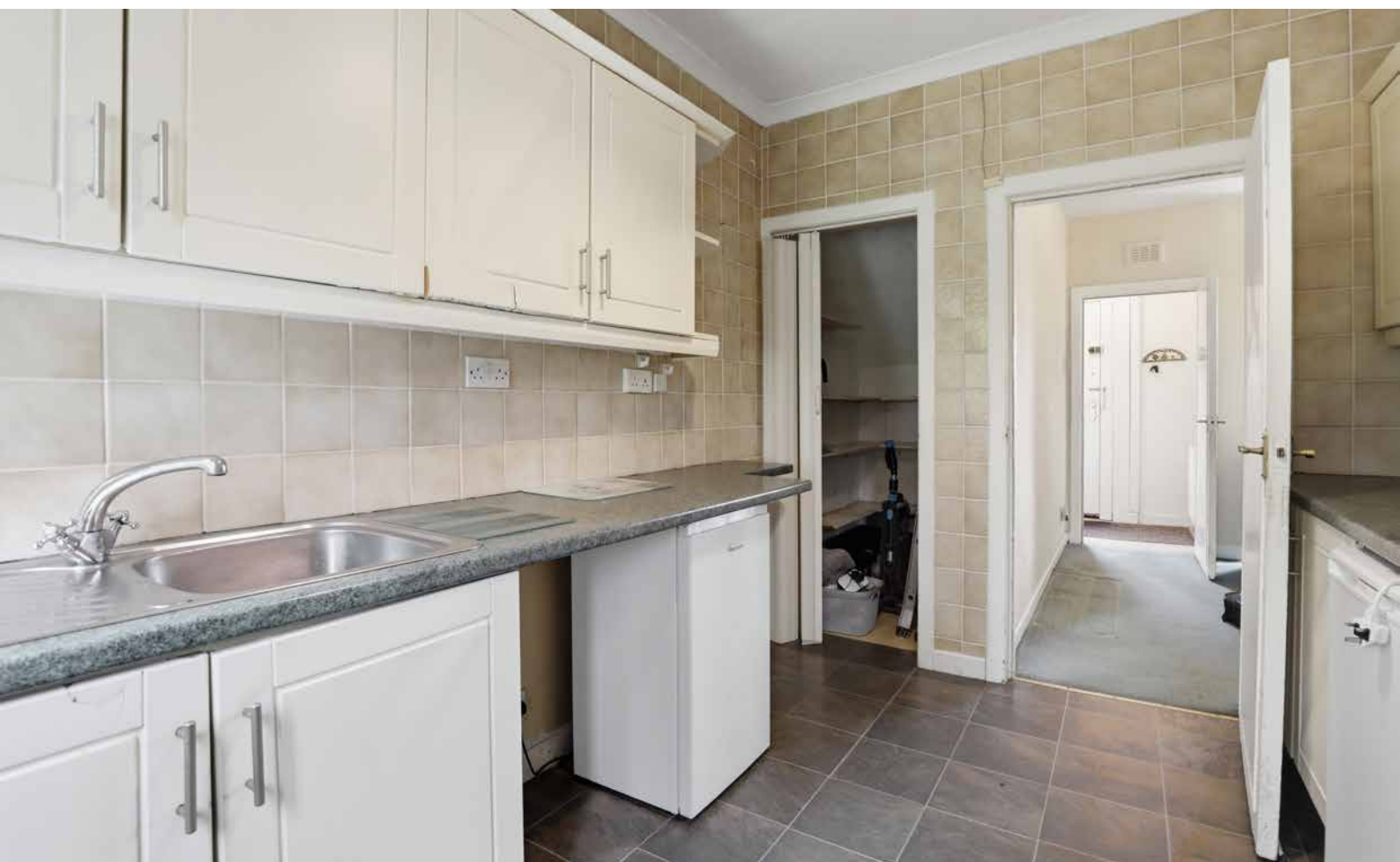
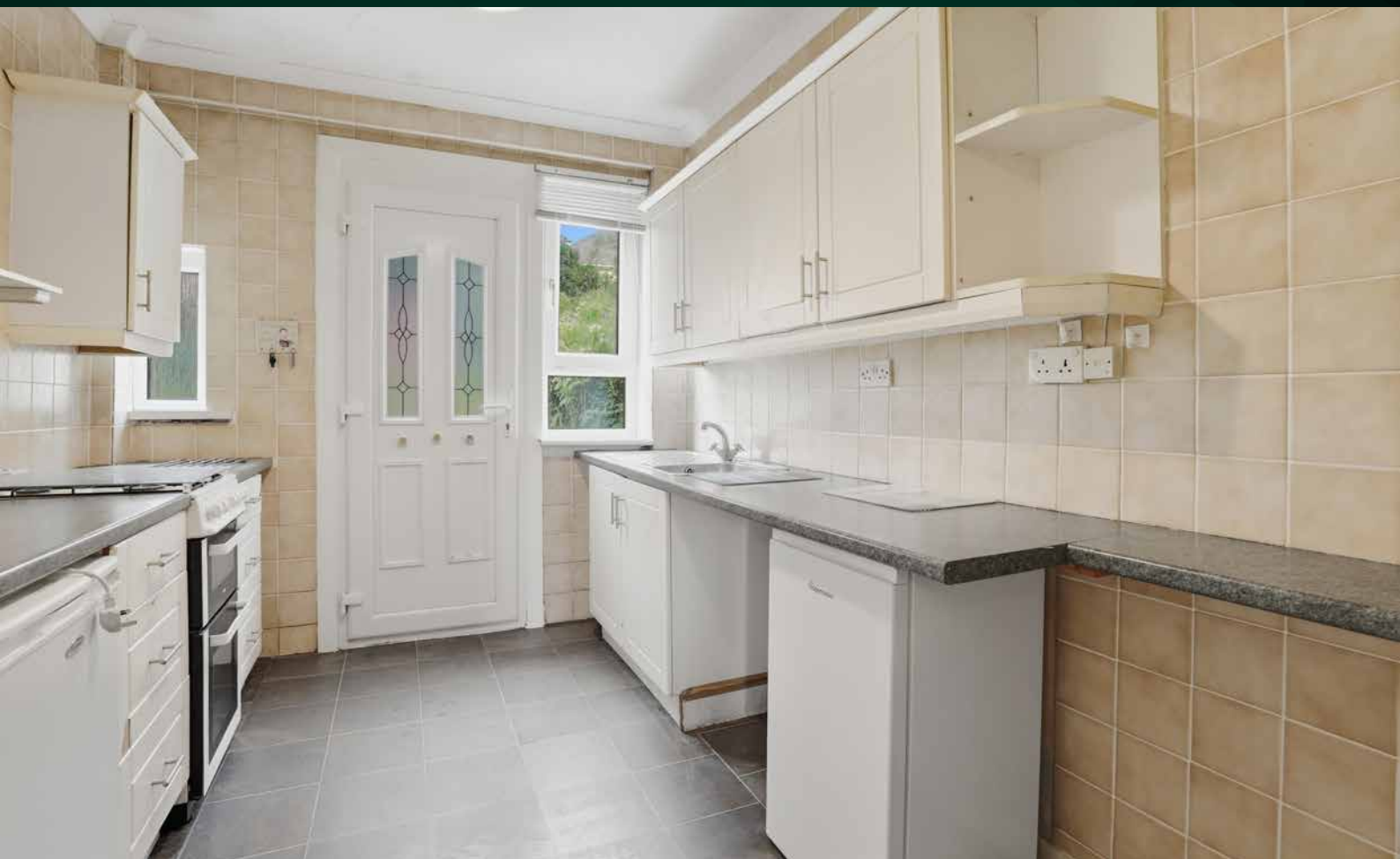
This three-bedroom mid-terrace home is brought to market in good decorative condition throughout, although it would benefit from some modernising in certain areas. Ideal for buyers looking to add their own stamp while enjoying a spacious and well-proportioned layout.

THE LIVING ROOM

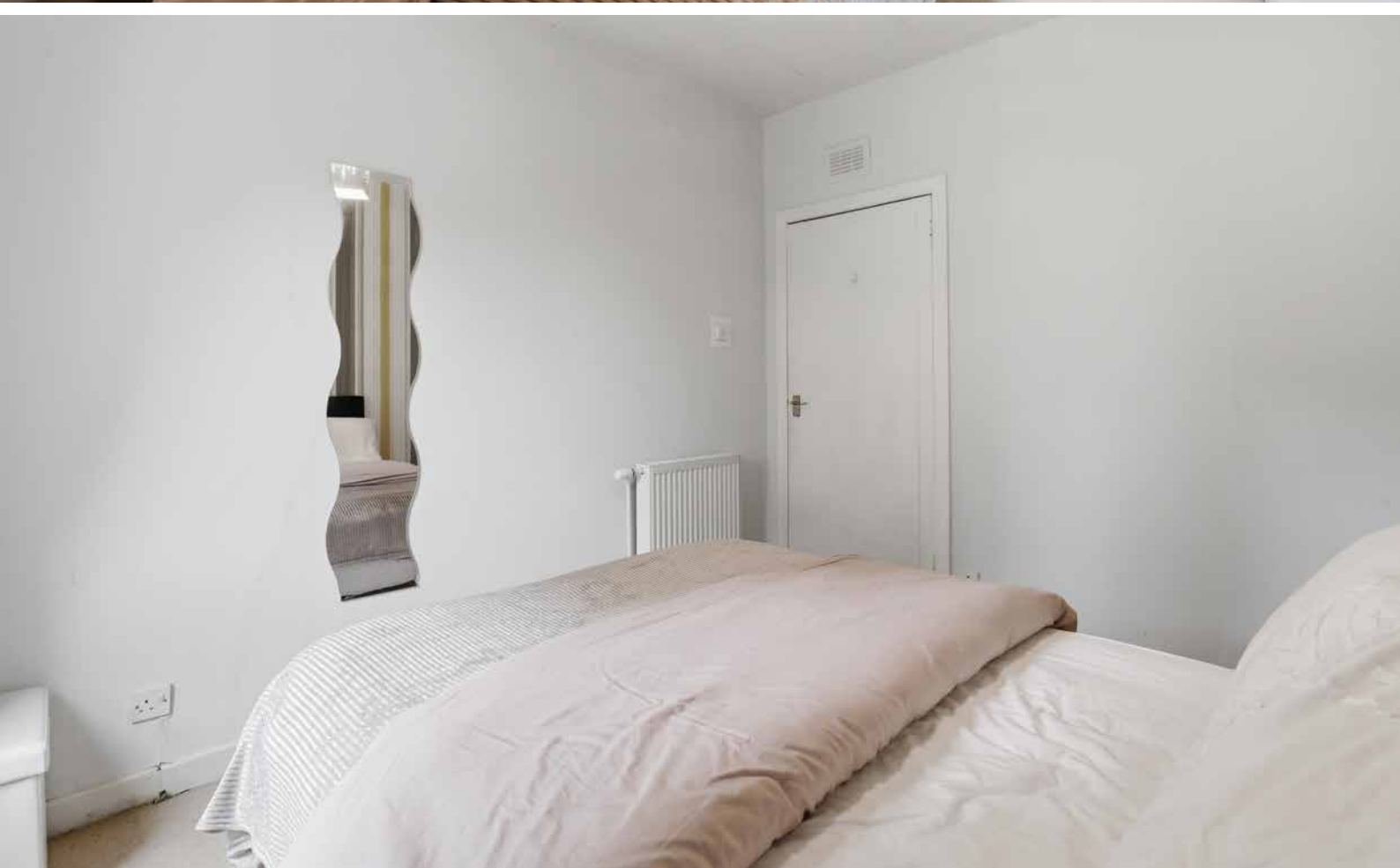
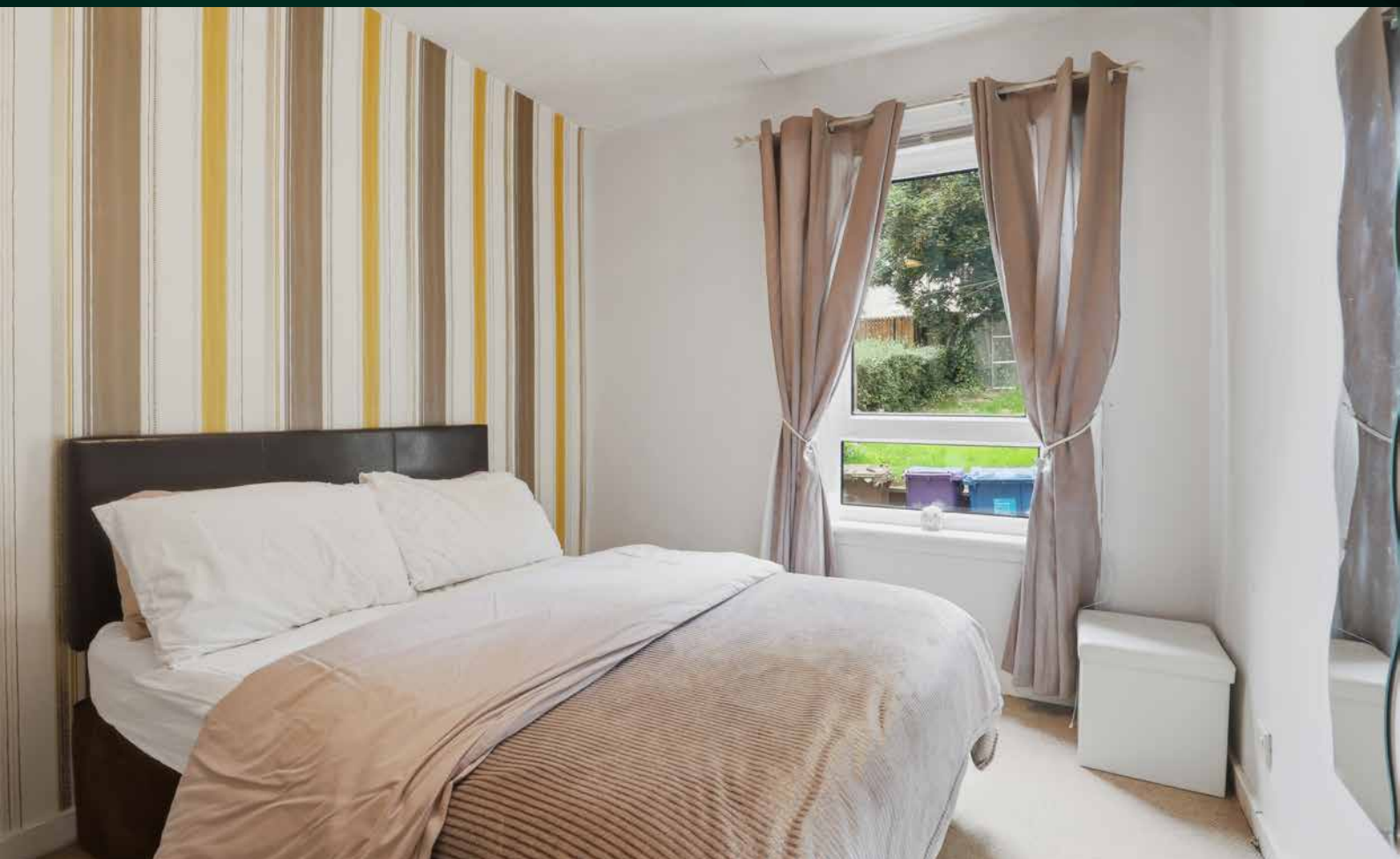


The ground floor opens into a large, bright living room benefiting from a large window that floods the space with natural light. Off the living room, towards the rear of the property, sits the kitchen, also bright, with ample storage and generous worktop space, plus rear door access leading out to the garden. Adjacent to the kitchen is a versatile dining room/bedroom three, comfortably fitting either a double bed or a table and chairs depending on the needs of the household.

THE KITCHEN



BEDROOM 3



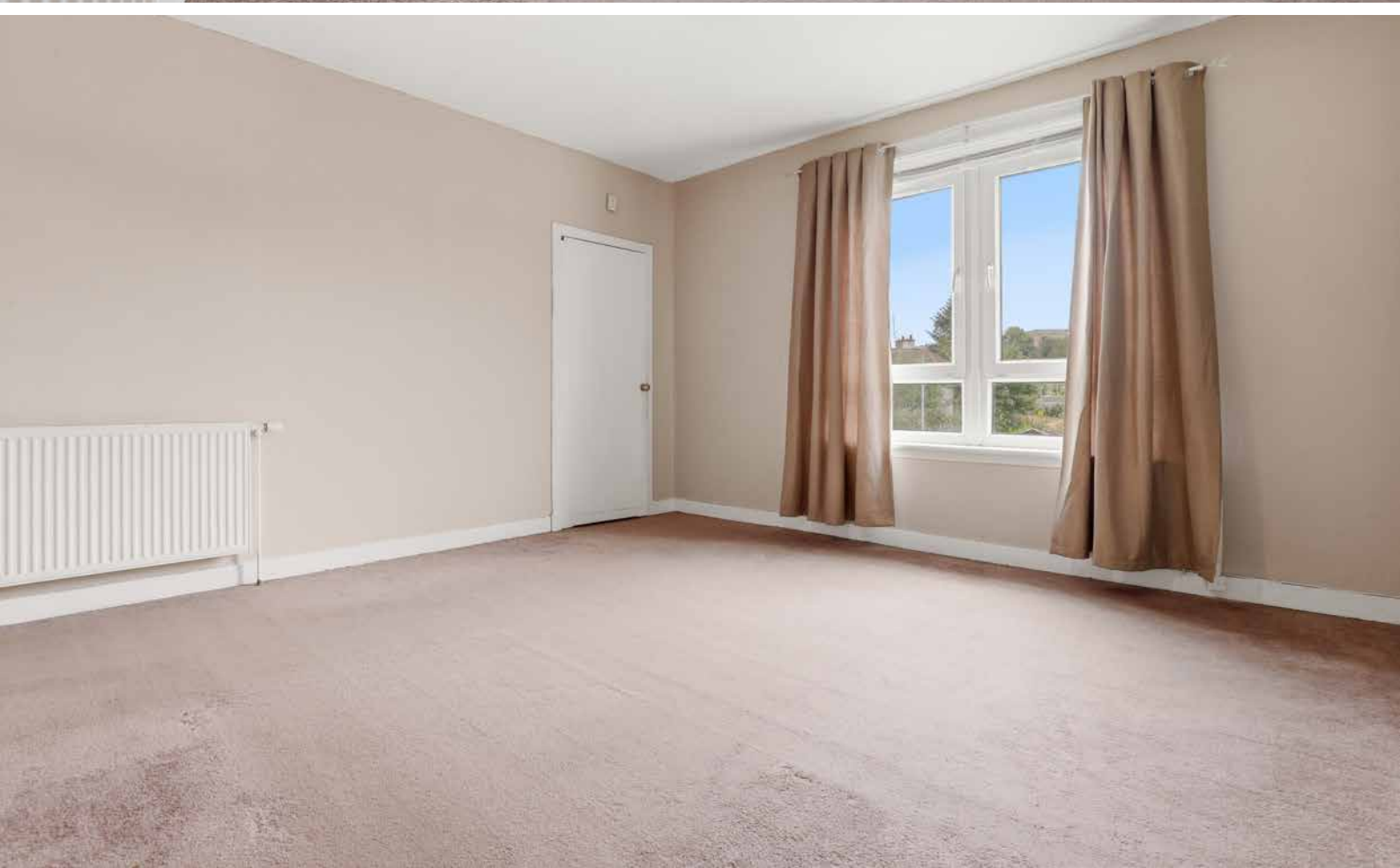


Upstairs offers two large bedrooms, with the principal bedroom benefiting from built-in storage. A three-piece family bathroom completes this floor.

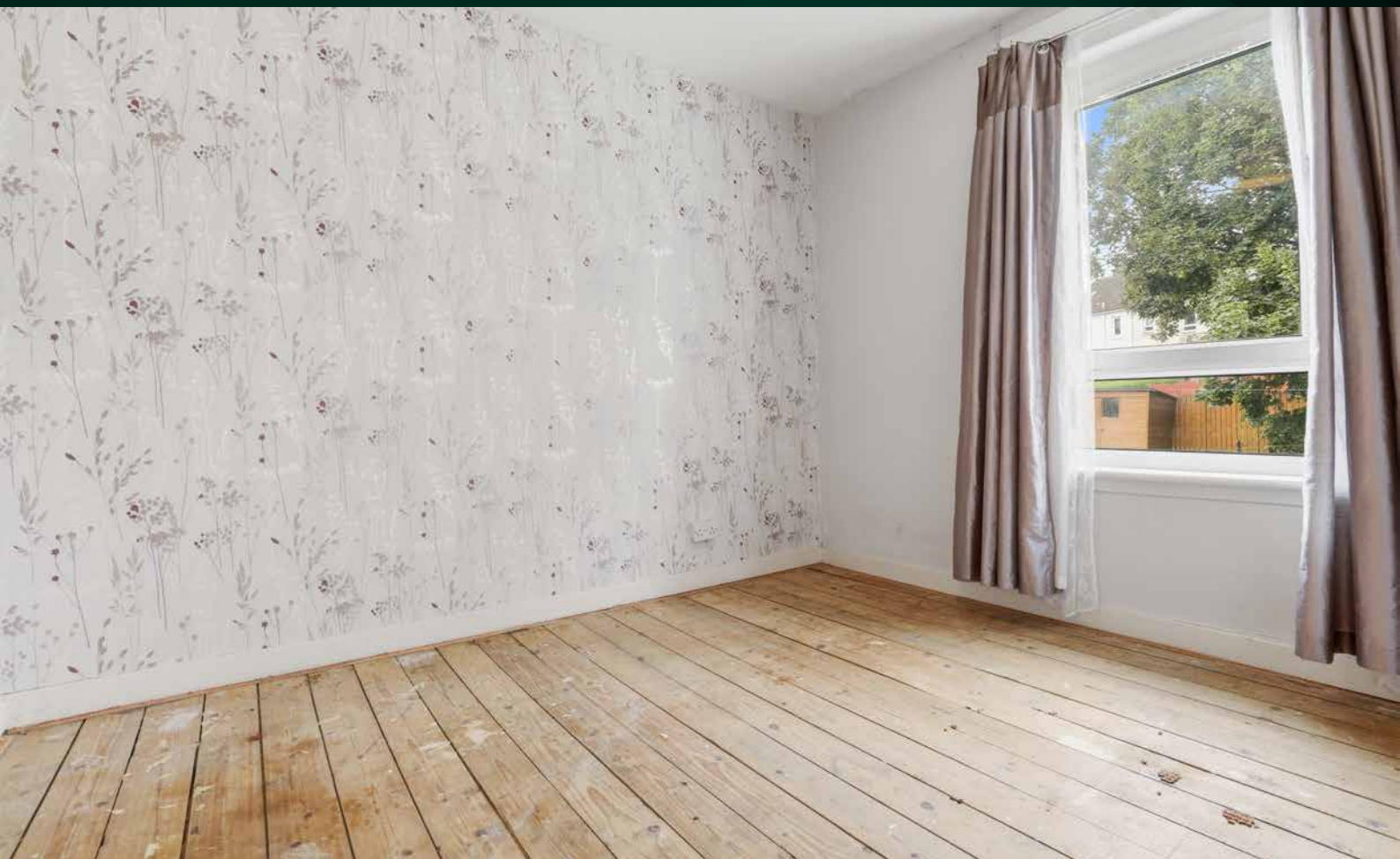
THE BATHROOM



BEDROOM 1



BEDROOM 2



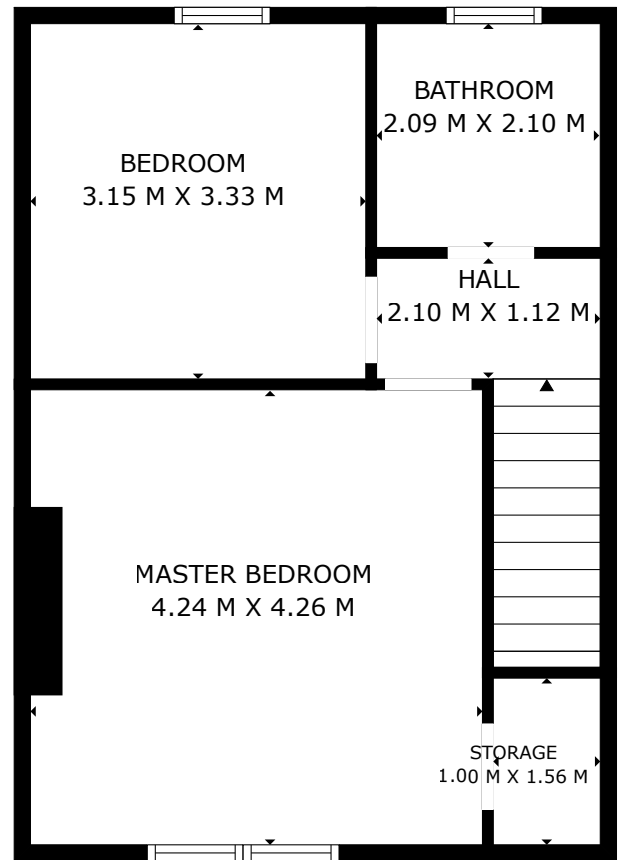
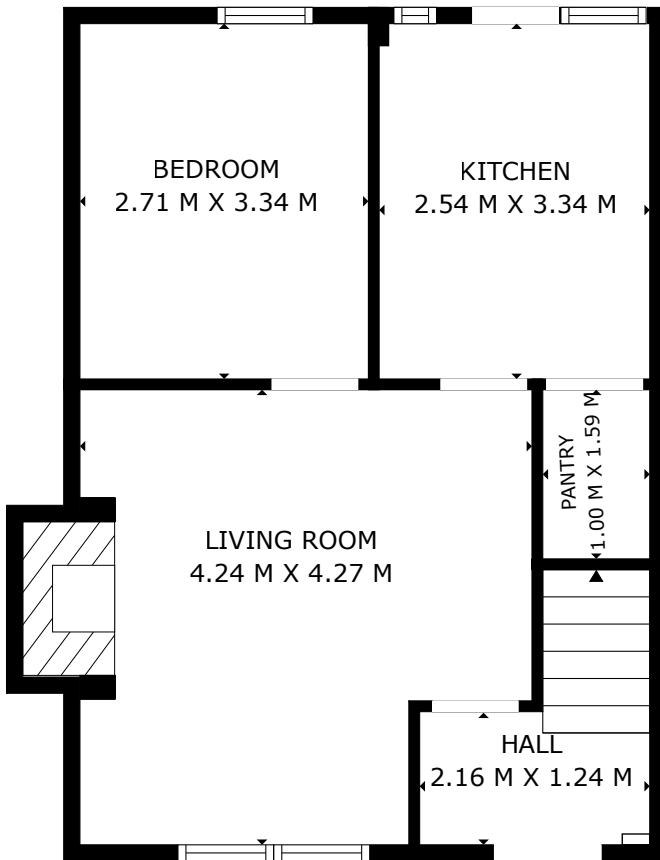
Externally, the property boasts a large private garden to both the front and rear, offering excellent outdoor space rarely found with this style of home.

An early viewing is highly recommended to appreciate the space and potential on offer.

EXTERNALS

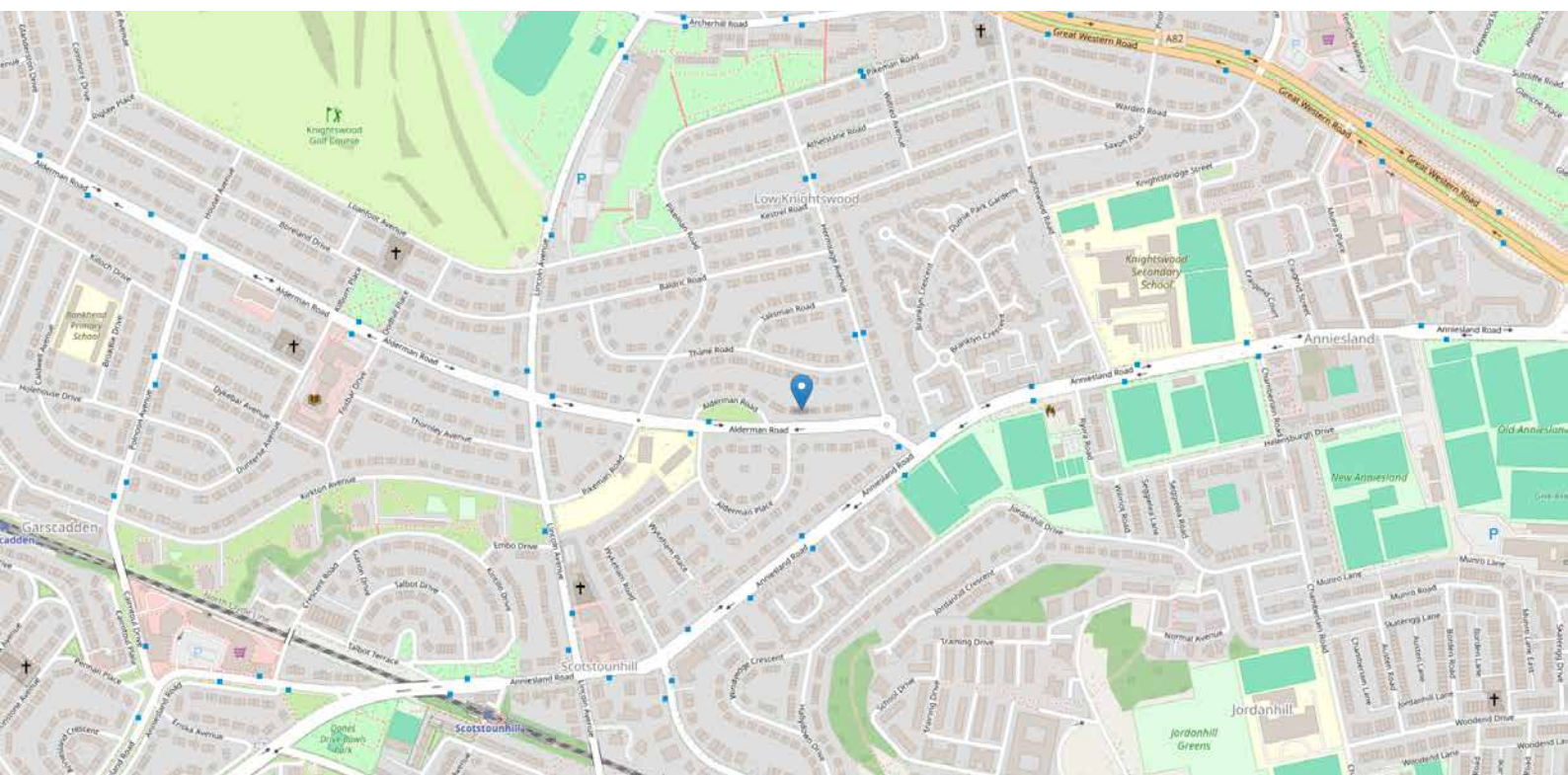


FLOOR PLAN & DIMENSIONS



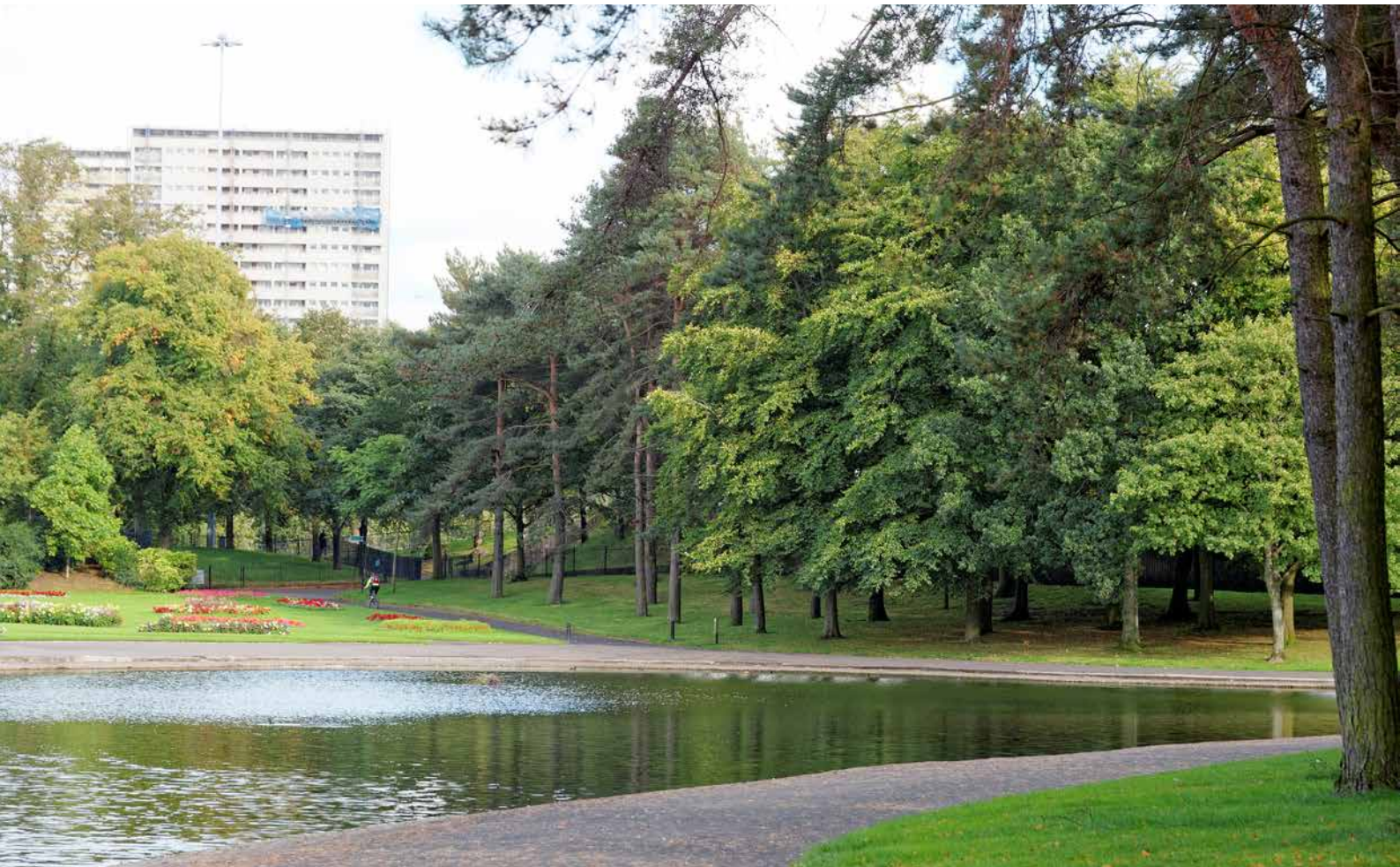
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: C



THE LOCATION

Alderman Road is situated within the popular residential district of Knightswood, on Glasgow's west side. Laid out along garden suburb principles, the area is known for its green, leafy streets and strong sense of community, making it a long-standing favourite with families and professionals alike.





Knightwood Park is close by, offering extensive green space along with facilities for golf, tennis and hockey, while the wider area is well served by local shops, a community centre and library. Families are well catered for with a good selection of nearby schools, including Knightwood Primary School, Corpus Christi Primary School and Knightwood Secondary School.

Transport links are excellent, with Garscadden and Scotstounhill railway stations providing easy access into Glasgow city centre and beyond, and regular bus routes serving the local area. Great Western Road is also within easy reach, giving quick access to further amenities, retail and the wider road network.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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.