




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

108 Wester Road

MOUNT VERNON, GLASGOW, G32 9JU

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The popular area of Mount Vernon 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 seven miles 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 on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

We are delighted to bring to the market a very rare opportunity to develop this charming two bedroom semi-detached bungalow. The property is set in the much admired and sought after residential street of Wester Road in the popular family-friendly area of Mount Vernon, Glasgow and has open views towards Mount Vernon Park.

The property has recently suffered from a burst water pipe in the loft area which created some internal damage to walls, floors and ceilings. We would recommend prospective purchasers seek professional advice and satisfy themselves as to the cost involved in any remedial works required.

However, it is evident the property is brimming with development opportunity (subject to any necessary planning approval) which has as yet been left untapped. For those with the skills,

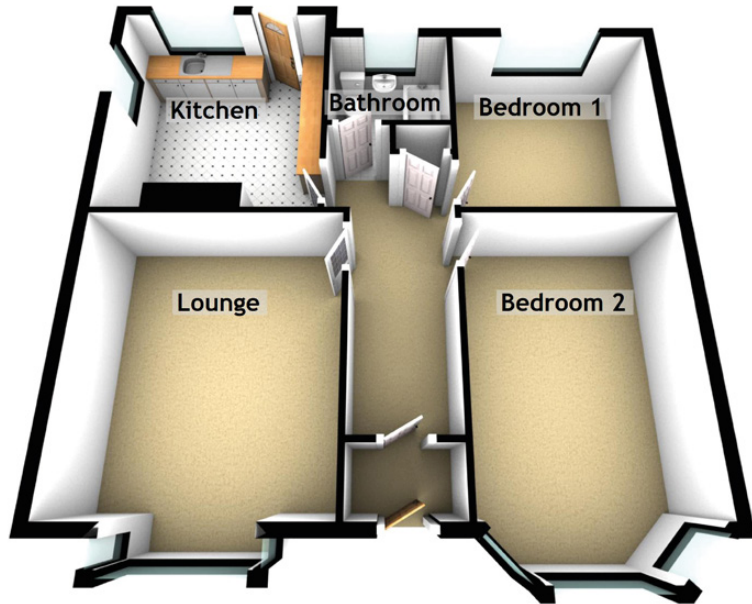
determination and flair for interior design it is clear that a sleek designer kitchen and some clever interior design could transform this great property into a stunning designer home for anyone to enjoy.

The property currently benefits from a kitchen area, bathroom, two double bedrooms (one with bay window) and a large lounge. Double glazing and gas central heating. The mono-blocked driveway to the side aspect offers ample parking for two cars and the concrete garage is a handy addition for extra storage or anyone who likes to tinker with a hobby. The rear garden is a good size and there is room to extend to the rear subject to planning approval.

This is a genuinely rare opportunity for anyone seeking an exciting project that when complete would be quite simply stunning. Early viewing is strongly advised.



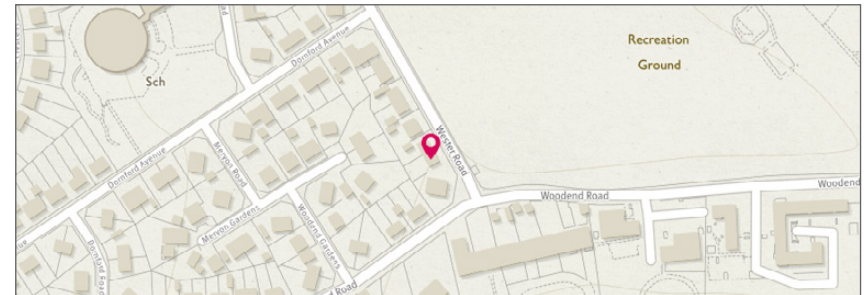
Specifications FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|---------------------------------|
| Lounge | 4.20m (13'10") x 3.90m (12'10") |
| Kitchen | 3.50m (11'6") x 3.40m (11'2") |
| Bedroom 1 | 3.30m (10'10") x 3.00m (9'10") |
| Bedroom 2 | 4.40m (14'5") x 3.30m (10'10") |
| Bathroom | 2.00m (6'7") x 2.00m (6'7") |

Gross internal floor area (m²): 65m² | EPC Rating: D



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

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Surveyor



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