




McEwan Fraser Legal

Solicitors & Estate Agents

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81 Foresthall Drive

GLASGOW, G21 4EL



THE LOCATION

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The property is situated close to Glasgow Caledonian University, Strathclyde University and Glasgow Kelvin College and further local amenities including schools at both primary and secondary levels.

Also close by is St. Rollox Retail Park which has a 24 hour Tesco, Barnhill and Springburn train stations and bus services to Glasgow City Centre. In addition to this, there are excellent road links close by giving easy access to Dennistoun, Glasgow City Centre and the Central Belt motorway network system.



81 FORESTHALL DRIVE

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We are delighted to offer this two-bedroom, semi-detached, villa to the market. The property is situated in the popular Foresthall residential development within Springburn and would be an ideal purchase for a young couple or family with good proportions throughout. It is presented to the market in good condition and has the added advantage of a driveway, providing off-road parking for one vehicle. It also offers scope to extend or add a small conservatory to the rear (subject to obtaining the necessary planning consents). Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a growing family.

Internally, the accommodation extends to a welcoming entrance vestibule with a storage cupboard. Immediately impressive, bright and spacious through lounge, with a useful under stair cupboard. The dual aspects, with patio doors opening onto the rear garden, provides and naturally bright and warm entertaining space. The contemporary kitchen is accessed from the lounge. Comprising a range of contemporary floor and base units, this is a fashionable and efficient workspace. Gas hob and electric oven are integrated while space is provided for further freestanding appliances.

Upstairs, there are two, good sized bedrooms, both benefiting from mirrored wardrobes. Both rooms have ample room for additional free-standing furniture if required. The family bathroom can be accessed off the upper landing and consists of a three-piece suite with shower over the bath. The loft can be accessed from the landing and provides invaluable storage space.

Further features include gas central heating and double glazing for additional comfort.

Externally, the property benefits from a rear garden, which is fully enclosed and boasts a large patio and mature lawn. A stunning spot to spend a lazy summer's day or for alfresco dining. The driveway to the front aspect provides off-road parking for one vehicle and a further lawn.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.80m (12'6")
Kitchen	2.50m (8'2") x 2.20m (7'3")
Bedroom 1	3.50m (11'6") x 2.60m (8'6")
Bedroom 2	3.30m (10'10") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 2.10m (6'11")

Gross internal floor area (m²): 60m² | EPC Rating: C

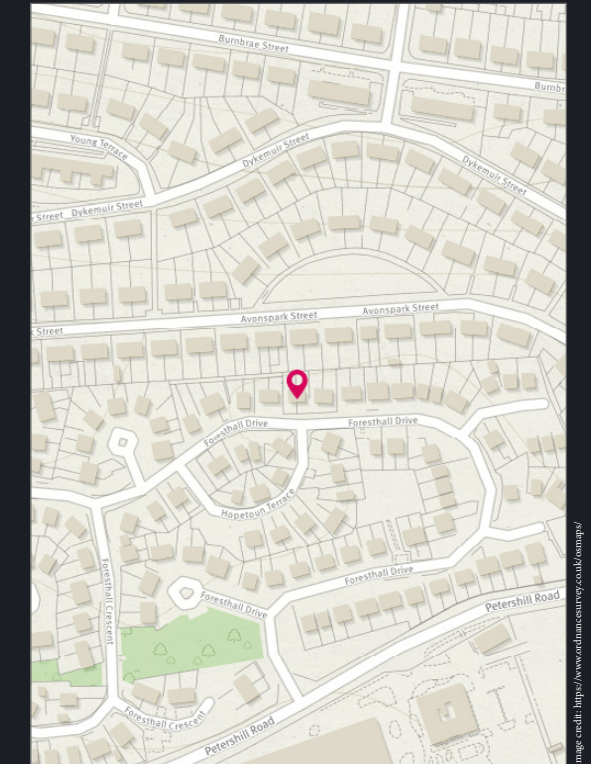


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Text and description
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