




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

0/2, 1 Drumlaken Street

SUMMERSTON, GLASGOW, G23 5PH

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Location

Summerston is situated on the boundary of East Dunbartonshire and Glasgow city centre and offers the best of country living with the buzz and energy of the city. Bearsden and Milngavie are ten minutes away, whilst the tranquillity and beauty of Loch Lomond National Park, one of the West Coast's most beautiful spots, is just a short fifteen-minute drive away.

The local train stations at Summerston and Maryhill are all just a short drive away and offer a regular service into Glasgow's Queen Street and Central stations. In addition, there is a good bus network offering a great service around the local area. This well-established area has a good mix of primary and secondary schools. There is also a collection of shops and restaurants nearby, whilst the popular West End is also within easy reach.

Property

We are delighted to bring to the market this excellent, three bedroom apartment, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace.

This great apartment makes an ideal place for first-time buyers to call home or equally it would make a perfect Buy-To-Let investment property. These are very spacious and exceptionally good value for money apartments for any of today's discerning buyers.

The accommodation consists of a bright and very spacious lounge/diner which, due to its shape, would suit a range of furniture configurations. There is ample space for a dining table and occasional furniture if required and the room offers tremendous space to entertain friends and family on more formal dining occasions. It further benefits from excellent built-in storage space.

The modern kitchen (with new worktops) is perfect for the apartment, finished in a lovely range of fitted units in neutral colours, with a gas cooker and ample space

for the fridge freezer and washing machine. It makes a very efficient workspace for any chef to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation.

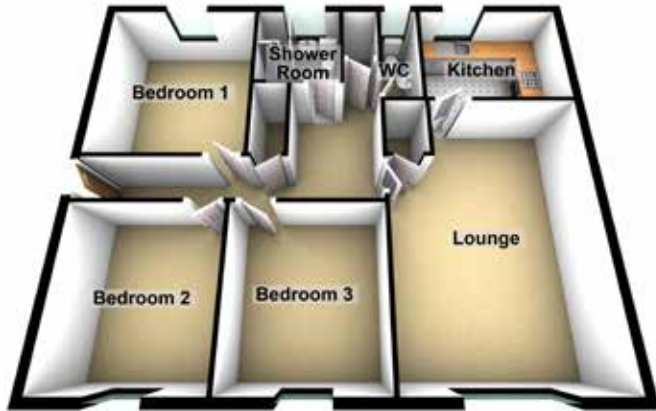
There are three good sized bedrooms in this lovely home, all bright with ample space for free-standing furniture. The recently fitted tiled bathroom is also bright and fresh, finished in a white suite with an electric shower over the easy access shower enclosure, ensuring an instant supply of piping hot water for long refreshing showers.

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry door system. There is ample storage space to keep the apartment tidy and clutter free at all times, including a large cupboard off the hall.

There is also plenty of parking adjacent to the apartment. Early viewing is strongly advised for anyone searching for a great value for money starter apartment, retirement flat or Buy-To-Let investment property in walk-in condition and set in the ever popular area of Summerston.



Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	5.86m (19'3") x 4.14m (13'7")
Kitchen	3.20m (10'6") x 2.39m (7'10")
Bedroom 1	3.75m (12'4") x 3.10m (10'2")
Bedroom 2	3.49m (11'5") x 3.10m (10'2")
Bedroom 3	3.53m (11'7") x 3.07m (10'1")
WC	2.40m (7'10") x 0.85m (2'9")
Shower Room	1.93m (6'4") x 1.70m (5'7")

Gross internal floor area (m²) - 90m²

EPC Rating- D



Image credit: <https://www.ondumsurvey.co.uk/ondap/>


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

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Text and description
KEN MEISAK
Surveyor



Layout graphics and design
ABBEY TURPIE
Designer