




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

44a Gilbertfield Street

HOGGANFIELD, GLASGOW, G33 3TG



HOGGANFIELD

GLASGOW

Sitting within a short drive away from the main motorway network ensures anyone commuting from here can access all areas of central Scotland in only a short time. Stepps train station is within a five-minute drive and only fifteen minutes takes you to the city centre. Glasgow 'Fort' shopping centre is accessible in only ten minutes. With Nurseries, Primary and Secondary schools all within a short distance, it makes a great place to call home.



44A GILBERTFIELD STREET

HOGGANFIELD, GLASGOW

We are delighted to bring to the market this lovely two-bed mid-terraced home, presented in walk-in condition. Some of the traditional values preferred by families are still alive in this area, the street is quiet enough for the kids to play out together in safety, and everybody actually knows each other. There's a real community spirit in this family-oriented area, hence its never-ending popularity.

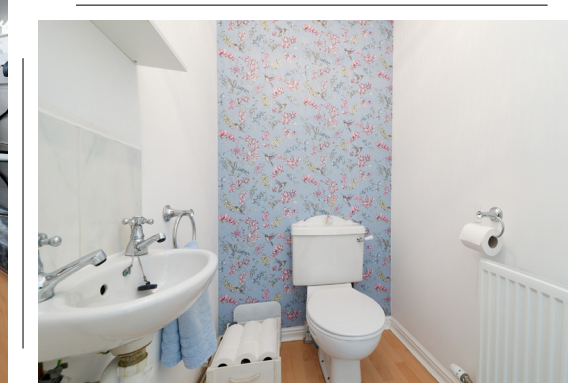
Accommodation comprises an entrance vestibule leading through to a lovely bright and spacious lounge diner, benefiting from virtually wall to wall glass with large glass doors and side-panel which allow light to absolutely flood the room. The generous proportions of the room allow for a good-sized dining table.

There is a handy downstairs toilet which is always a welcome addition for any family with young children. The kitchen

benefits from light wood units, with an electric cooker, washing machine, and fridge freezer. The family bathroom is bright and fresh and has been fully tiled, has a white suite and a tap fed shower over the bath. There are two double bedrooms, both are bright and have built-in storage wardrobes with room for free standing furniture.

The home is secure, warm and comfortable courtesy of the double glazing and gas central heating. There is off-street parking available on the driveway.

It is clear to see this lovely home will appeal to a large swathe of buyers and the new owners will have nothing to do except move in, sit down, and start enjoying this lovely home. Early viewing is strongly advised.

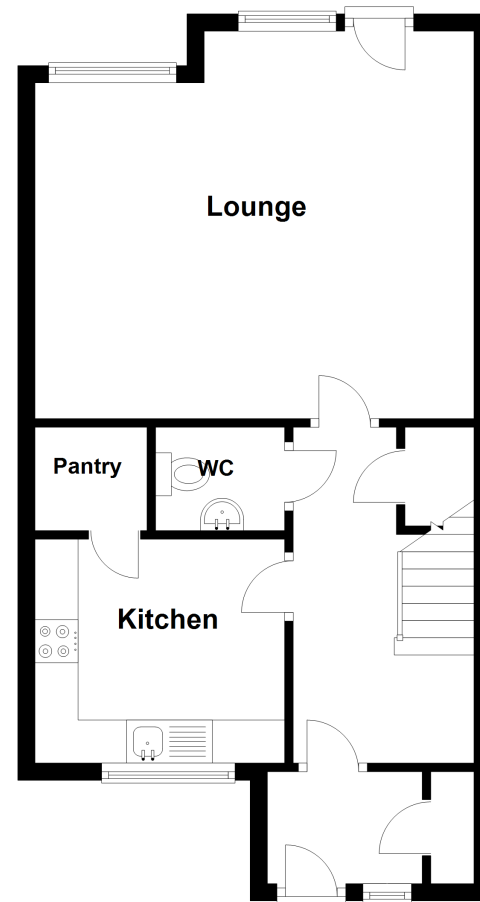




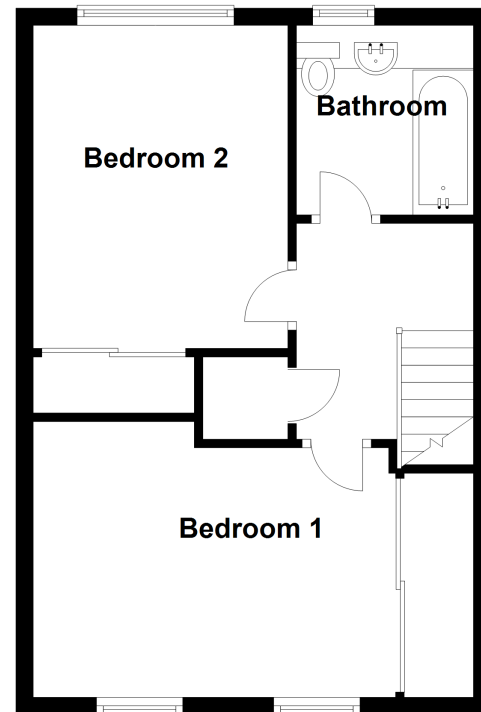
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

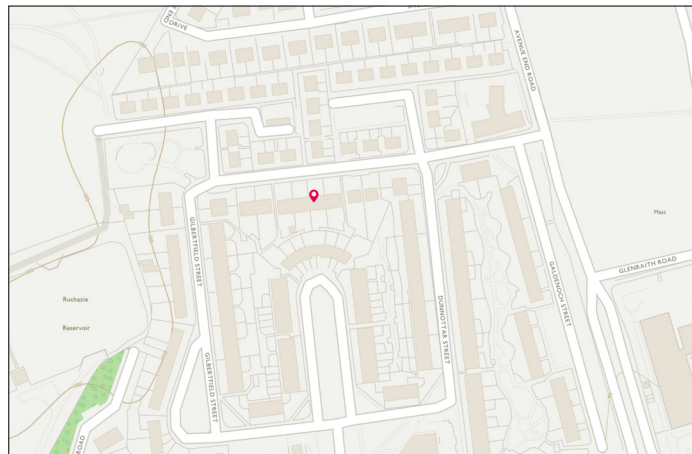
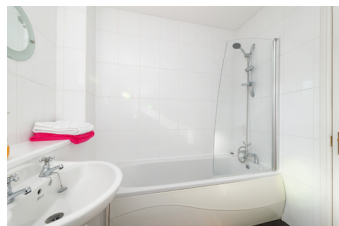
GROUND FLOOR

Lounge	5.10m (16'9") x 4.50m (14'9")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Pantry	1.30m (4'3") x 1.20m (3'11")
WC	1.50m (4'11") x 1.20m (3'11")

FIRST FLOOR

Bedroom 1	4.00m (13'2") x 3.20m (10'6")
Bedroom 2	3.75m (12'4") x 2.95m (9'8")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 93m²
EPC Rating: C





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

**Part
Exchange
Available**

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Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer