




McEwan Fraser Legal
Solicitors & Estate Agents
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78 Killoch Drive

GLASGOW, G13 3AT

THE LOCATION

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Situated within the hugely popular and sought-after location of Knightswood, Glasgow's West End.

The property is well-placed with local shops and a post office. Anniesland Cross and Great Western Road offers all other amenities including Marks and Spencers & Morrison Superstore. Jordanhill College and the Vet School are within the immediate vicinity. Public transport can be found nearby by bus and train. Road links to the Clyde Tunnel, Clydeside Expressway and M8 motorway network are all within a very short drive. It is within schooling catchments, for example Garscadden, St Brendans and Yoker Primary schools and Kelso nursery are all within a short distance. Knightswood and St Thomas Aquinas Secondary schools are also easy reached.

For relaxing there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for family fun times.





78 KILLOCH DRIVE

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We are delighted to introduce to the market this very well-presented, two-bedroom, upper cottage apartment in walk-in condition, in the highly sought area of Knightswood. The property offers fantastic and flexible accommodation and would be a fantastic acquisition for a variety of purchasers. The property has been decorated throughout with a contemporary neutral theme. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor. A real bonus is the private rear garden.

In more detail the accommodation compromises; an entrance hall with stairs rising to the landing, benefiting from a large storage cupboard, and allowing access to all apartments. The bright and airy lounge is flooded with natural light and offers a pleasant outlook to the front of the property. The kitchen comes with a modern selection of base and wall units, an integrated oven and hob, and plumbed space for free-standing appliances. There are two well-appointed double bedrooms. The master bedroom has the benefit of a large storage cupboard. Both have ample space for free-standing furniture if required. Both rooms are flooded with natural light. A contemporary fully tiled three-piece family bathroom suite with an overhead shower completes the impressive accommodation. Access to the fully insulated loft is gained from this level. Double glazing and gas central heating are used throughout to create a warm yet cost-effective way of living.

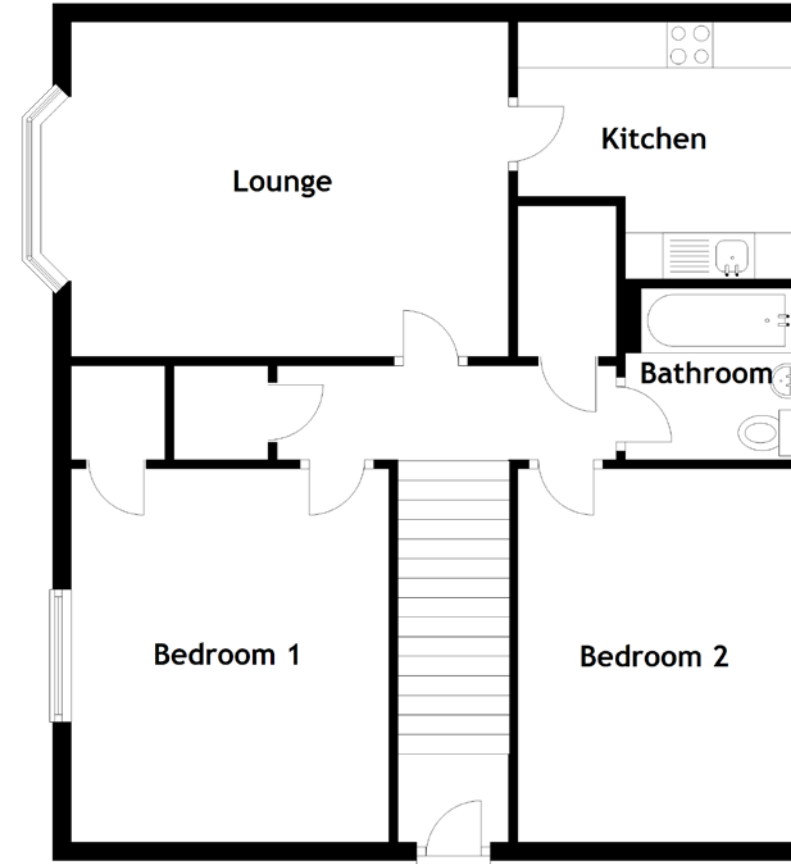
The private rear garden will be especially popular in the summer months and is the perfect place to unwind, providing a sense of peace and tranquility, away from the noise and stress of everyday life.





SPECIFICATIONS & DETAILS

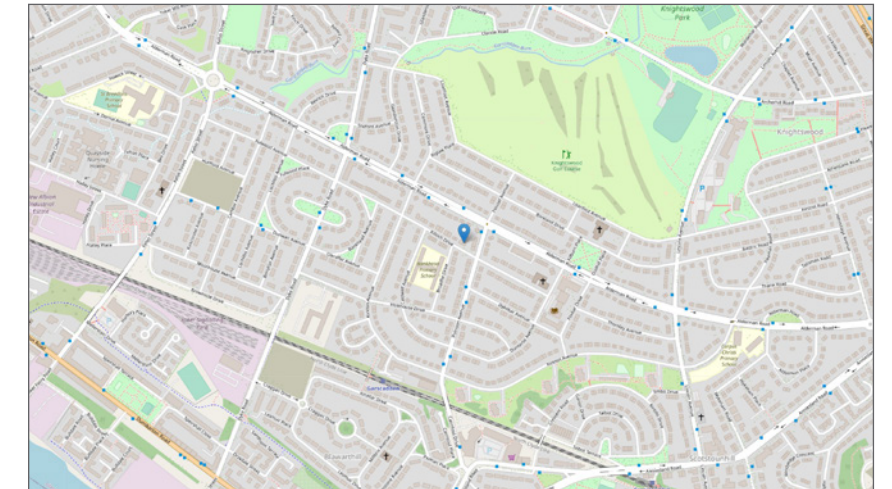
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.75m (15'7") x 3.63m (11'11")
Kitchen	3.02m (9'11") x 2.79m (9'2")
Bathroom	1.86m (6'1") x 1.85m (6'1")
Bedroom 1	4.05m (13'3") x 3.45m (11'4")
Bedroom 2	4.05m (13'3") x 3.03m (9'11")

Gross internal floor area (m²): 72m² | EPC Rating: C





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Part
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