

# 15 Myrtle Square

BISHOPBRIGGS, EAST DUNBARTONSHIRE, G64 1LX



*CHARMING 3 BEDROOM TERRACED  
HOUSE WITH LOVELY GARDEN*



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McEwan Fraser Legal is delighted to present this charming 3 bedroom mid-terraced house in great condition but primed for modern transformations

Discover a delightful blend of comfort, convenience, and potential in this inviting 3-bedroom mid-terraced house. Set within a friendly community and boasting a convenient layout, this home offers a harmonious living experience. While the property is in good condition, it presents an exciting opportunity to infuse your personal touch through slight modernizations.

As you step inside to a warm and welcoming living space that exudes a sense of cosiness. The well-proportioned living area is adorned with natural light, creating a tranquil ambience for relaxation and cherished moments. Adjacent to the living space, a modest yet functional kitchen provides the canvas for your culinary creativity.

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## The Kitchen



As you ascend the staircase, you'll find three comfortable bedrooms, each offering a haven of privacy and rest. The potential for personalized updates in these rooms opens up exciting avenues to design spaces that reflect your unique style and preferences. You will also find a thoughtfully designed wet room. Its practicality and accessibility make it an asset for all family members.





**Bedroom 1**

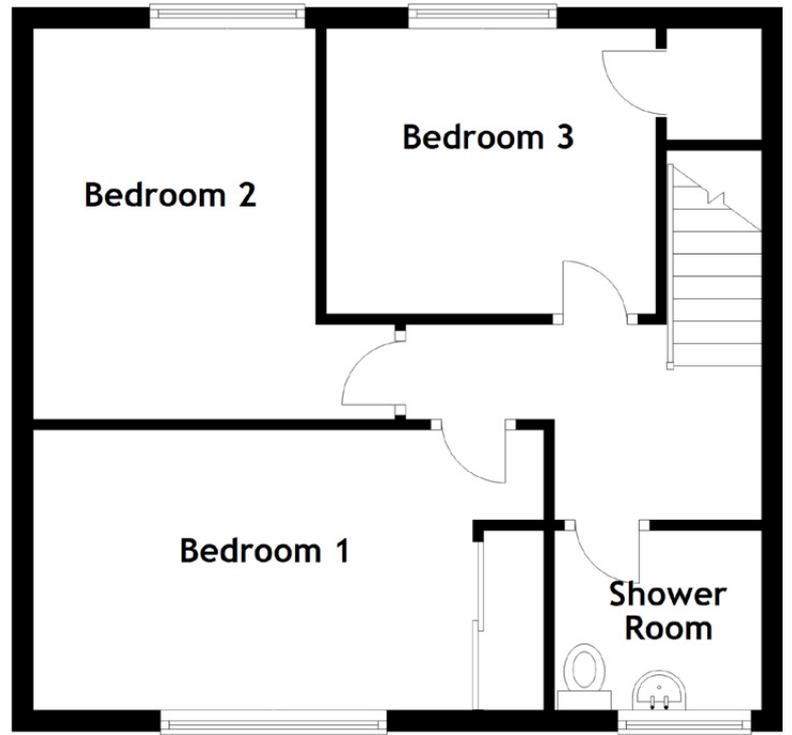
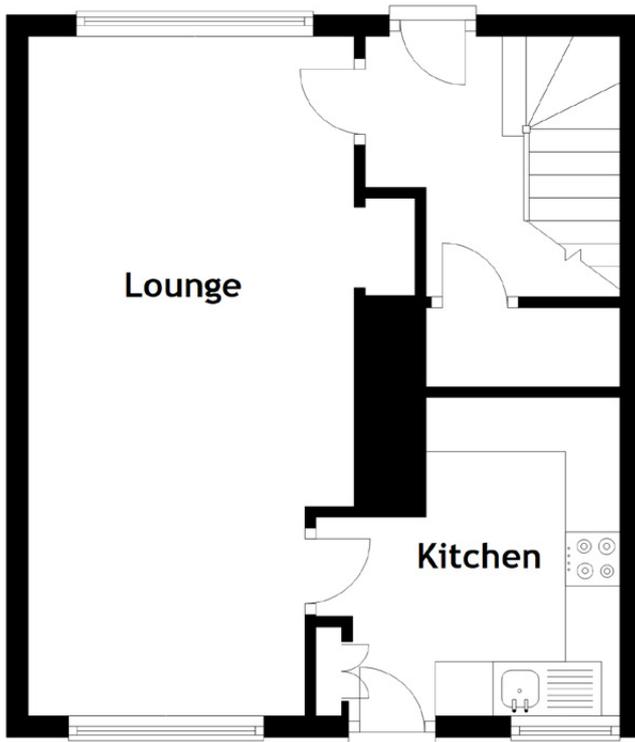




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Lounge	6.30m (20'8") x 3.00m (9'10")	Shower Room	1.95m (6'5") x 1.70m (5'7")
Kitchen	2.95m (9'8") x 2.80m (9'2")	Gross internal floor area (m <sup>2</sup> ): 75m <sup>2</sup>	
Bedroom 1	4.80m (15'9") x 2.65m (8'8")	EPC Rating: D	
Bedroom 2	3.70m (12'2") x 2.65m (8'8")		
Bedroom 3	3.10m (10'2") x 2.70m (8'10")		



While this home boasts a solid foundation, the opportunity for subtle modernization presents itself. Whether you're envisioning fresh paint palettes, updated fixtures, or stylish accents, these changes can easily breathe new life into the interiors, creating a space that truly resonates with your taste. The garden itself has been meticulously landscaped and offers a great space to relax in. Embrace the



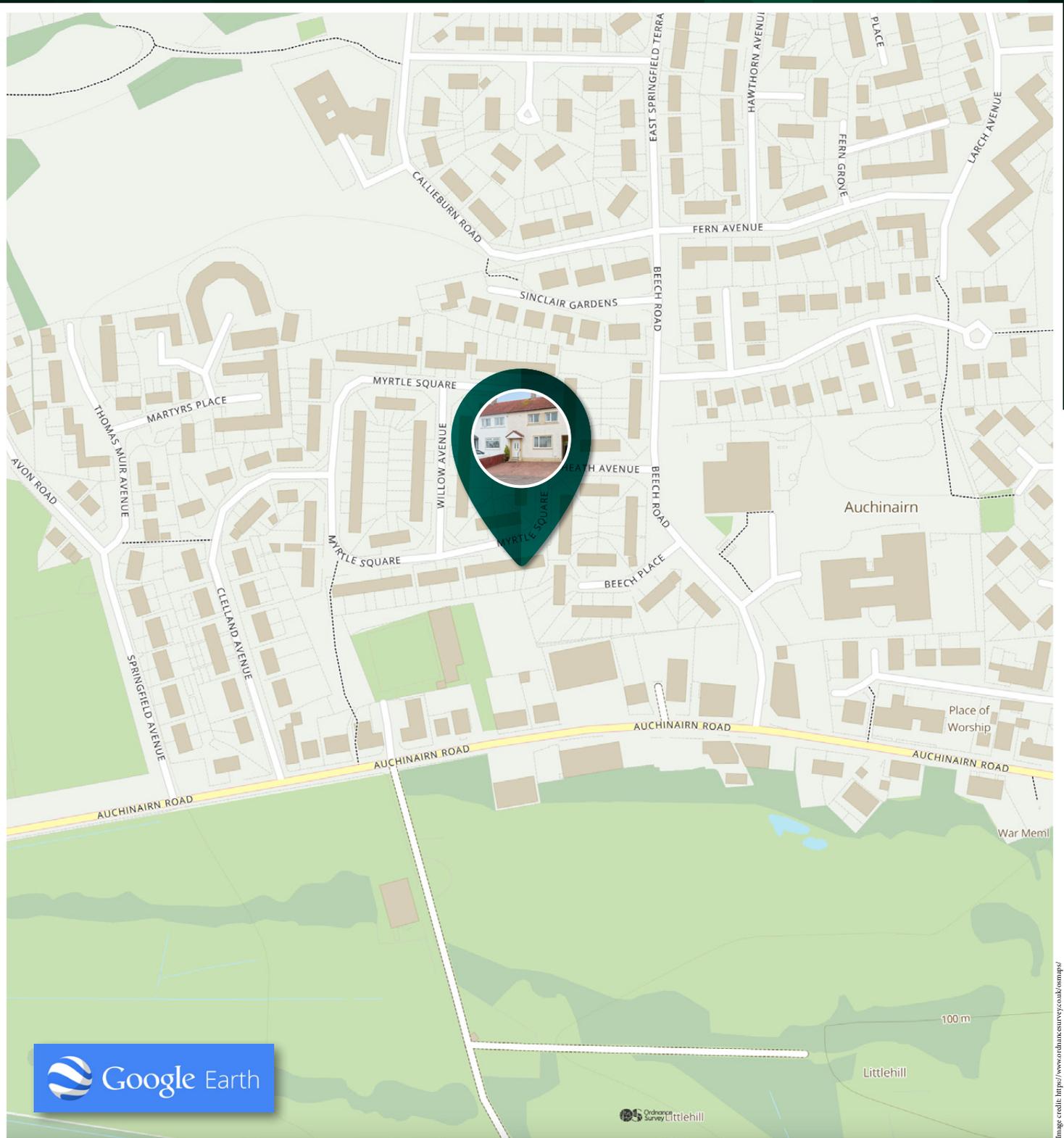
chance to turn this 3-bedroom mid-terraced house into a canvas for your vision. With its comfortable layout, convenient wet room, and potential for modern updates, this property invites you to reimagine and rejuvenate. Don't miss the opportunity to craft a home that not only resonates with the present but also holds the promise of a brilliant future. Early viewing is advised.



Myrtle Square is a highly popular residential address within the catchment area for local Schools including Turnbull High School and Bishopbriggs Academy and is close to a range of local amenities. For the commuter, the house is within fair distance of Bishopbriggs Railway Station.

The property is positioned within a reasonable walking distance of a diverse range of shops and amenities in Bishopbriggs where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons and Asda stores. Recreational pursuits are varied including, health clubs/gyms and golf courses both public and private. Frequent public transport services provide rapid commuter access to the city centre. Schooling is available locally at the primary and secondary levels.

## The Location



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