



*Charming two-bedroom lower cottage flat,  
nestled in a serene locale that combines  
modern comfort with classic allure*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this charming two-bedroom lower cottage flat, nestled in a serene locale that combines modern comfort with classic allure.

# THE LOUNGE



Upon entry, you'll be greeted by a warm ambience accentuated by the inviting fireplace, perfect for cosy evenings with loved ones. The living space effortlessly merges comfort and style, providing a relaxing haven to unwind or entertain guests. The kitchen is a chef's dream with gorgeous marble worktops providing a comfortable and luxurious setting to cook meals. There is also access to the back garden from the kitchen making it the perfect place to have friends or family over for a summer BBQ.



# THE KITCHEN







The flat boasts a thoughtfully designed shower room, exuding contemporary elegance and functionality. Its sleek design and modern fixtures offer convenience and a touch of luxury. The bedrooms are inviting sanctuaries, offering peaceful nights and ample natural light. The layout is designed to maximize space and comfort, catering perfectly to various lifestyles and needs.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





One of the highlights of this property is the generous and well-maintained garden, offering ample space for outdoor activities, gardening enthusiasts, or simply basking in the tranquillity of nature. Whether it's morning coffee amid blossoming flowers or evening gatherings under the stars, this garden is a serene retreat.

Located in a sought-after area, this flat provides easy access to amenities, transport links, and local attractions while still maintaining a peaceful residential atmosphere.

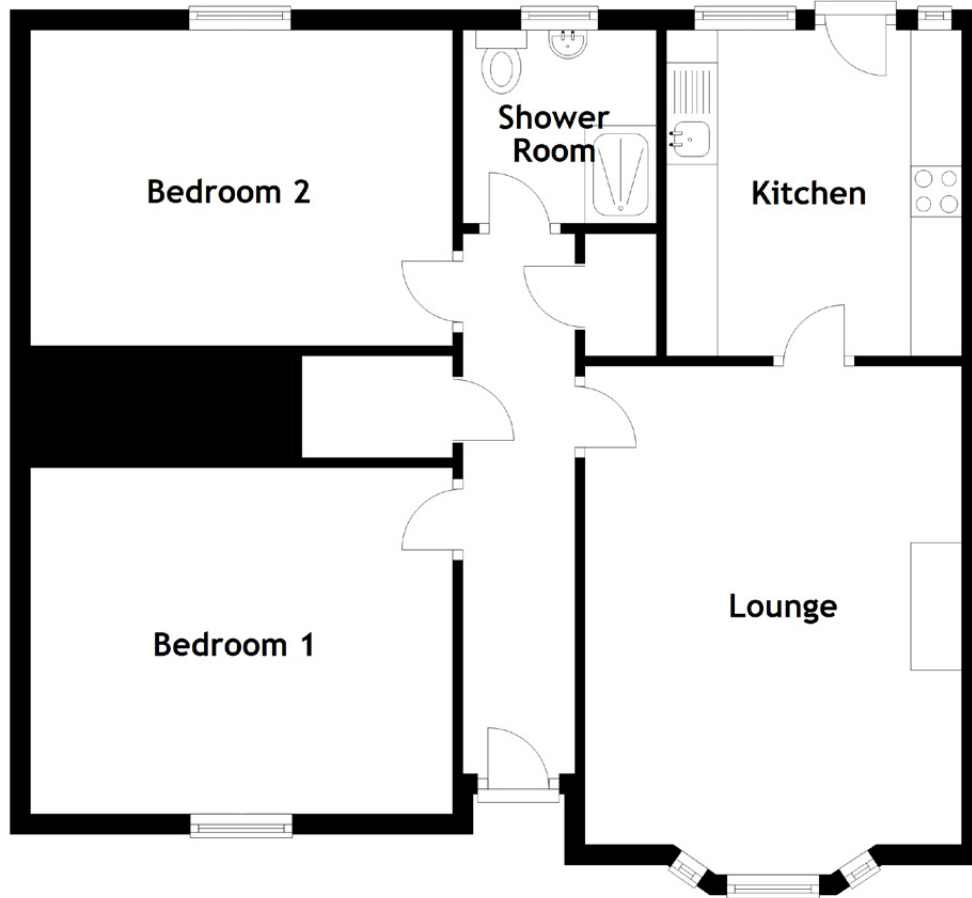
Don't miss the opportunity to make this delightful lower cottage flat your home, perfect for first-time buyers who are looking to put their own stamp on a property.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

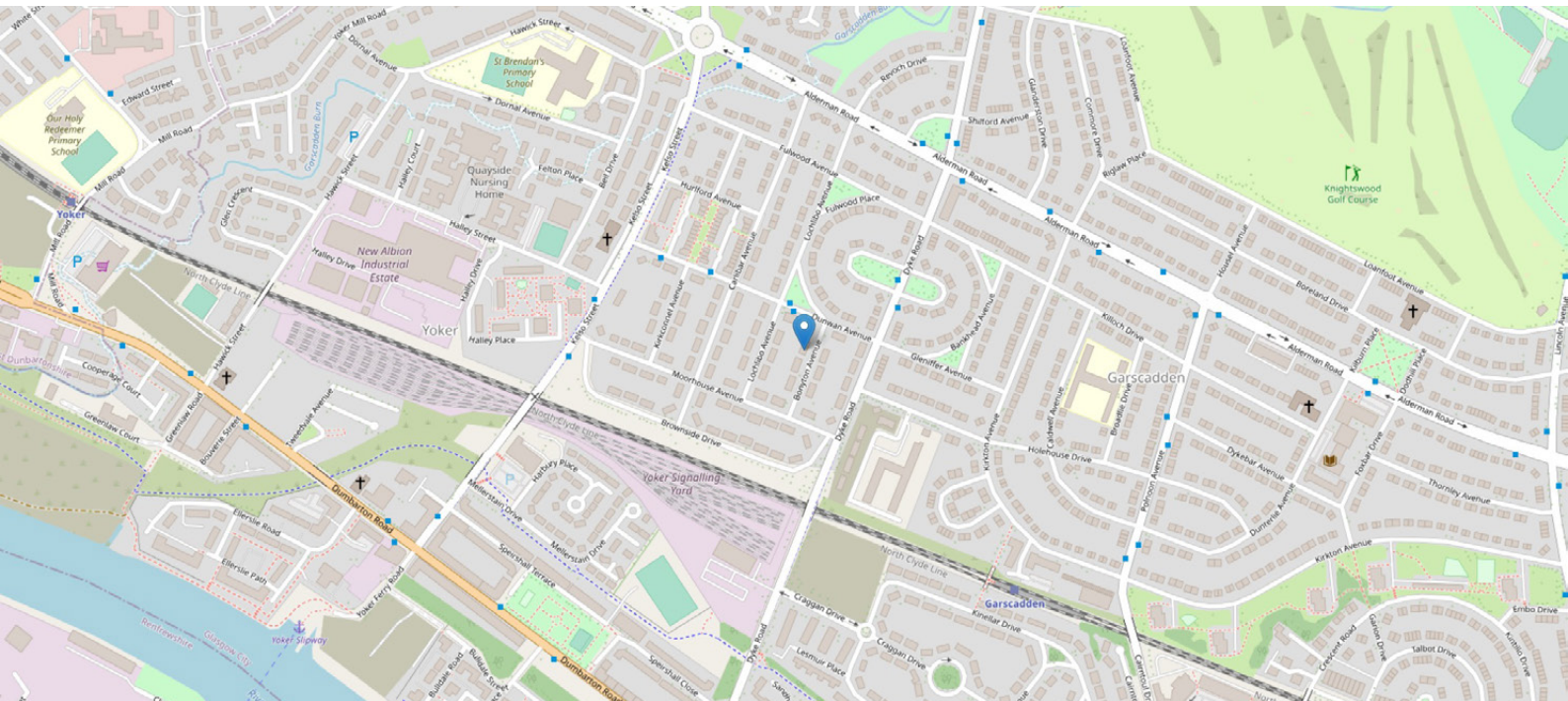


Approximate Dimensions (Taken from the widest point)

Lounge 5.00m (16'5") x 3.70m (12'2")  
 Kitchen 3.20m (10'6") x 2.90m (9'6")  
 Shower Room 1.90m (6'3") x 1.90m (6'3")

Bedroom 1 4.15m (13'7") x 3.40m (11'2")  
 Bedroom 2 4.15m (13'7") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Situated within the hugely popular and sought-after location of "Knightswood", this property would be a super acquisition for anyone given its superb accommodation and excellent neighbourhood community spirit.







Located, only a short distance from local amenities and schooling catchments. Knightswood Primary School, Westerton Primary School and Rowena Nursery, which is linked with the Gaelic School and receives additional funding as a Gaelic language base, are all within a short walk. Knightswood and St Thomas Aquinas Secondary schools are also easily reached.

Motorway links along with bus and rail links are only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family. Part Exchange available.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JONNY CLIFFORD**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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