



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**0/1 9 Dalsholm Place**

DALSHOLM PARK, MARYHILL, GLASGOW, G20 0UH



# Maryhill

GLASGOW, G20 0UH

“... WITHIN THE IMPRESSIVE  
KILLERMONT GATE  
DEVELOPMENT OF MODERN,  
LUXURY APARTMENTS AND  
TOWNHOUSES ...”

Tucked away within a peaceful and leafy enclave, this attractive property lies within the impressive Killermont Gate development of modern, luxury apartments and townhouses.

This is a small, exclusive residential development, which gives direct access on to Dalsholm Park with its cycle path, as well as the Kelvin Walkway

The apartment was constructed by Messrs. Dickie & Moore Ltd (circa) 2005/2006. It is located just off Maryhill Road, is only a ten-minute drive from Glasgow's West End. It is conveniently located for gaining fast access to an extremely broad selection of amenities and transport links, supermarkets, shops, restaurants and bars. It is possible to reach facilities in Bearsden and the West End as Maryhill train station is only a third of a mile away.

# 0/1 9 Dalsholm Place

DALSHOLM PARK, MARYHILL, GLASGOW, G20 0UH

We are delighted to offer for sale this two-bedroom, ground floor apartment situated within this popular and sought-after residential area just on the outskirts of Bearsden with a mature tree-lined approach, creating a delightful environment. This property would be a fantastic acquisition for a number of buyers as its superb spot offers great commuting links, as well as very easy walk to local amenities and Maryhill train station. The property was constructed by 'Messrs Dickie and Moore' and is presented to the market in good condition.

The apartment has been well designed to maximise the natural available light, creating a modern ambience, and has been decorated throughout with a contemporary theme. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and a high level of individuality. The development is set within landscaped grounds and is extremely well placed for access to the West End's numerous shops, amenities and public transport facilities and has the luxury of an underground parking space.

This is the perfect apartment for entertaining, the open-plan kitchen extends into the living space, ensuring that the chef is never far away from the party! The kitchen area offers a range of contemporary floor and wall mounted units, finished with a complementary work surface area. The integrated appliances include a hob, extractor fan and a fridge freezer. There is further space for a washing machine and oven. There is ample space in the living zone for a dining table and chairs for more informal

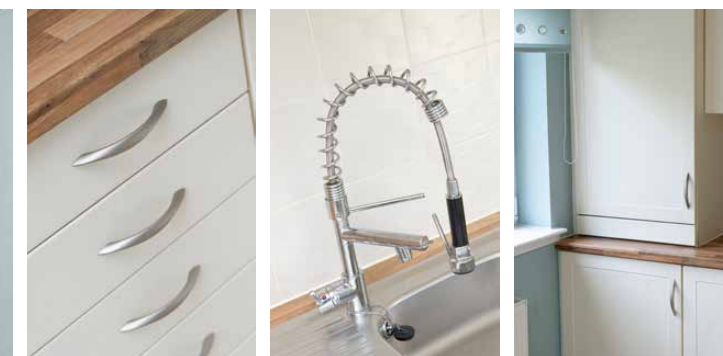
gatherings and dining. The extensive glazing in this zone makes the most of the natural light to create a modern and contemporary ambience and a door opens from here into the communal gardens to the front aspect.

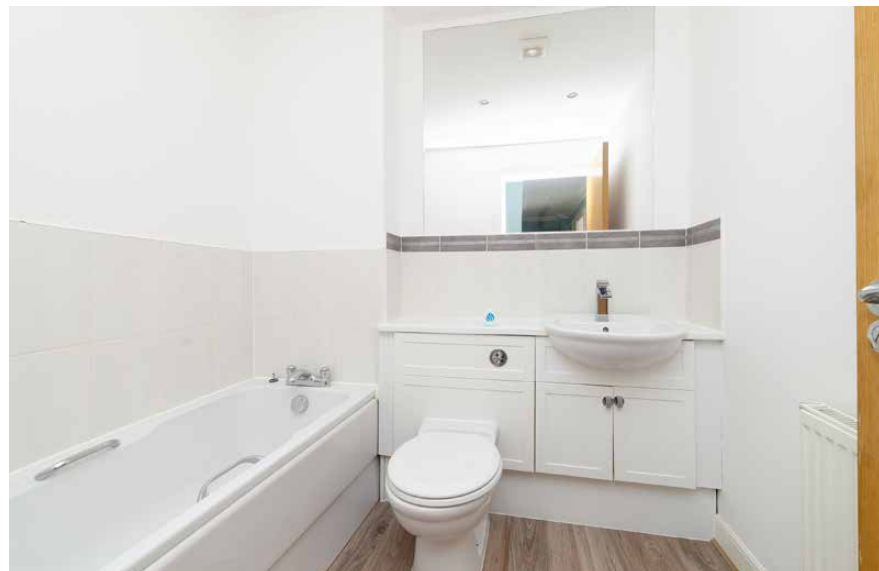
There are two, well-proportioned bedrooms, which have fitted wardrobes and both have a door opening onto the roof terrace to the rear. The master bedroom features its own stylish en-suite shower room. The second bedroom could be used as anything you want it to be, a hot office space, hobby room or a permanent bedroom. A bathroom, with a modern three-piece suite, creates the perfect ambience in which to unwind.

The property further benefits from gas central heating to radiators and double glazing for additional comfort. There is also a security-controlled security entrance for additional peace of mind and there are two storage cupboards in the welcoming entrance hall.

Externally, there are superbly kept communal grounds. We understand the property has one (underground) parking space but the number is unknown. The Factor has been unable to confirm the number. The number should be detailed on the title deeds and we would suggest this point is raised and clarified with a legal conveyancer.

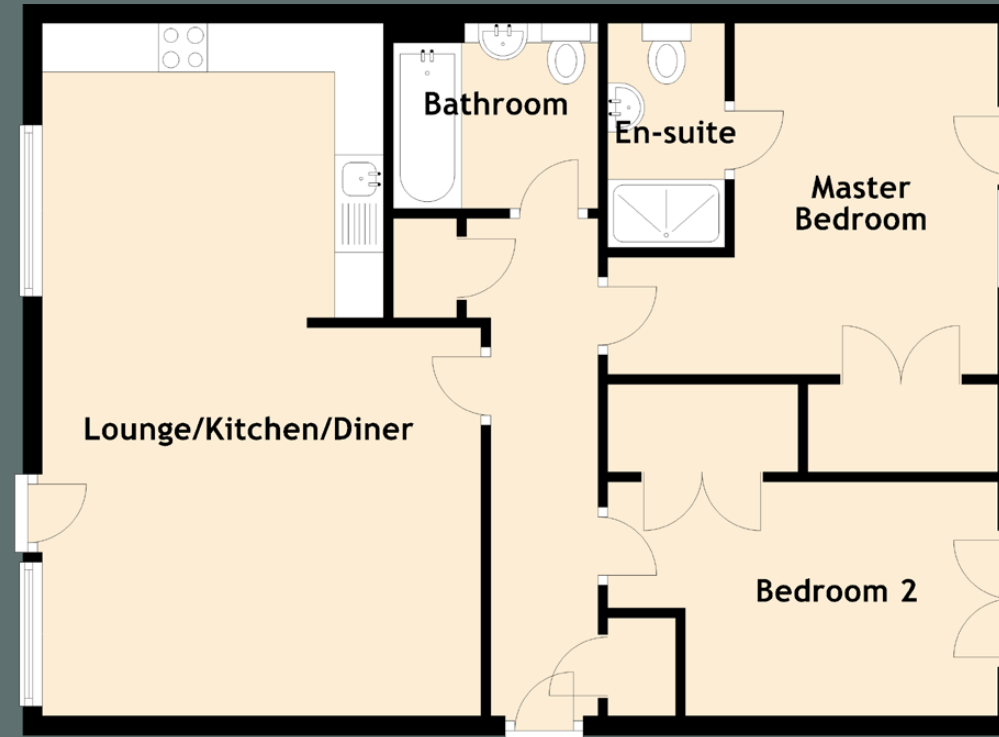
**DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.**





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen/Diner	7.10m (23'4") x 4.50m (14'9")
Master Bedroom	4.00m (13'1") x 3.60m (11'10")
En-suite	2.30m (7'7") x 1.20m (3'11")
Bedroom 2	4.00m (13'1") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C

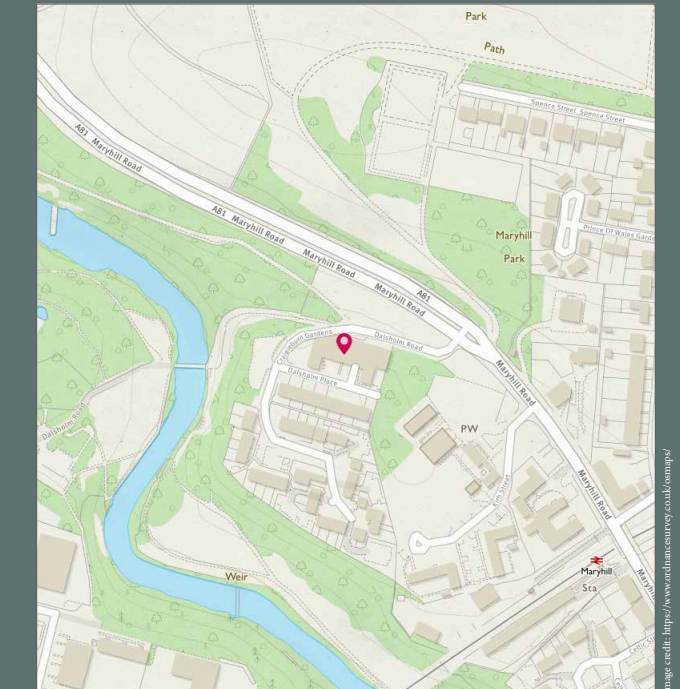


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



Shared Roof Terrace

# McEwan Fraser Legal

Solicitors & Estate Agents

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

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Text and description  
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Corporate Accounts



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Photographer



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**ALLY CLARK**  
Designer