




McEwan Fraser Legal
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187 Hartlaw Crescent

HILLINGTON, GLASGOW, G52 2JL

The property is situated within a popular residential area to the South of Glasgow. It is very conveniently placed for access to a host of local amenities, including schools at both primary and secondary levels, shops and a golf club. There are excellent public transport services, including Hillington East railway station, which is a short stroll from the subject property, with an average journey time of just twelve minutes into Glasgow Central. In addition to this, there is a bus terminal and excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

The city of Glasgow enjoys excellent transport links being served by two mainline railway stations and the M8/M73, M74 and M77 motorways, which link to the central Scotland motorway network. Glasgow has an international airport, which is located around 8 miles south-west of the City and is accessible by bus, rail and car. An extensive and improving range of services and facilities are available within the City Centre.



We are delighted to offer for sale this deceptively spacious, two/three bedroom, lower cottage flat situated in the sought after locale of Hillington, which is presented to the market in good condition. The property offers spacious accommodation and would be an ideal first-time purchase or buy-to-let investment. The flat has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The front garden offers huge potential to create a driveway (STPP). The private section of the rear garden will be a huge benefit to families or to those who simply enjoy outdoor living, It is a real sun trap and is a great spot to spend a lazy summer's day.

In more detail, the property comprises of a welcoming entrance hall, with a handy storage cupboard. Immediately impressive lounge, with a picture window to the rear aspect, flooding the room with natural light and

offering views over the rear garden. A feature gas fire is the other key focal point of the room. The kitchen has been fitted to include a range of floor and wall mounted units with a complimentary worktop. It further benefits from space for a freestanding cooker, washing machine and an upright fridge freezer.

There are three, well-proportioned bedrooms, all of which have space for additional freestanding furniture if required. The master benefits from a large storage cupboard. The third bedroom (off the lounge) is a very adaptable room and could be used as anything you want it to be, a hot office space, dining room or a third permanent bedroom. The bathroom, with an electric shower over the bath, completes the accommodation.

The flat also benefits from gas central heating and double glazing for additional comfort and convenience.

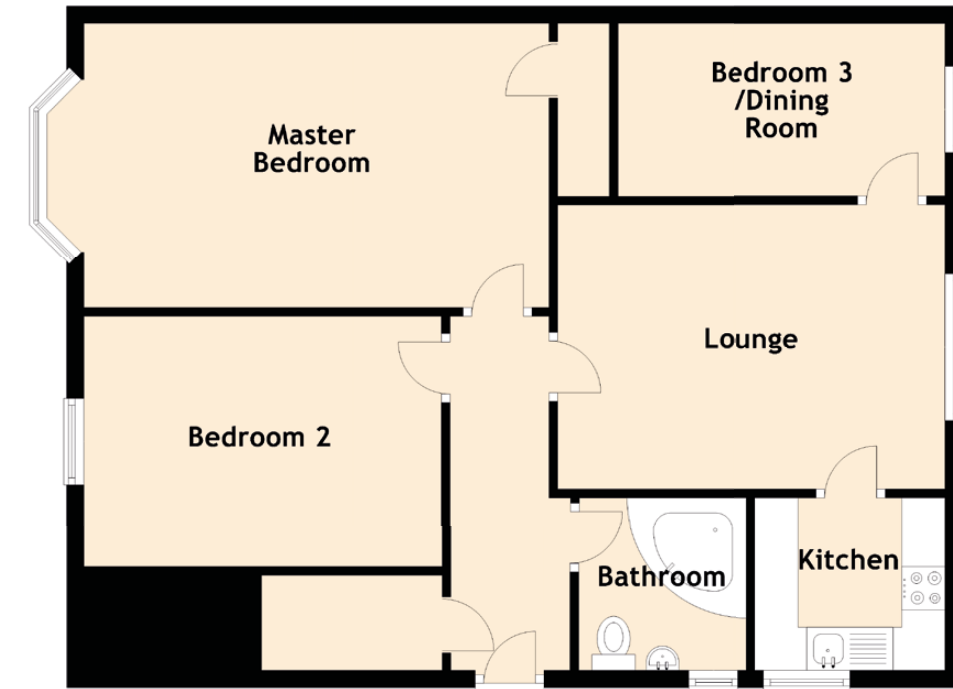
Disclaimer: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.30m (10'10")
Kitchen	2.20m (7'3") x 2.00m (6'7")
Master Bedroom	5.40m (17'9") x 3.30m (10'10")
Bedroom 2	3.95m (13') x 2.90m (9'6")
Bedroom 3/Dining Room	3.80m (12'6") x 2.00m (6'7")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 74m² | EPC Rating: D

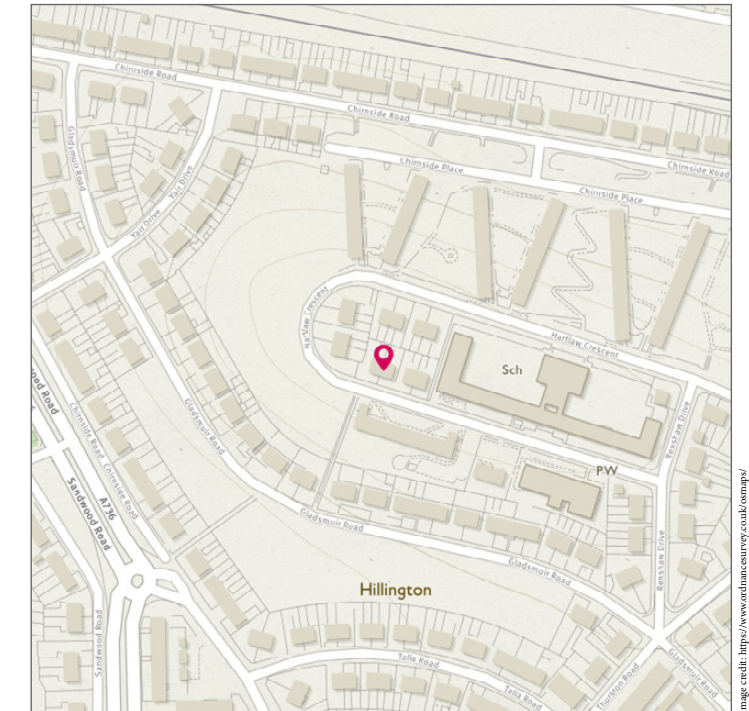


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