




McEwan Fraser Legal

Solicitors & Estate Agents

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69 Bullwood Court

GLASGOW, G53 7HY

THE LOCATION

GLASGOW, G53 7HY

The ever-popular area of Crookston is a great place to live and commute from.

Silverburn Shopping Centre is close by, as is the M77 motorway link for commuters and it is only 20 minutes from the city centre.

There are a good range of both Primary and Secondary schools located nearby and with many parks and walks, there is good outdoor recreation on the doorstep.



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We are delighted to offer to the market this exquisite 1-bedroom mid-terraced bungalow. Presented in absolute walk-in condition and benefiting from a recently complete refurbishment making it quite simply stunning.

This refurbishment has been undertaken with the focus on quality and this is obvious when seen. Entry by the front door is to a vestibule with a large storage cupboard. A small patio area has been established at the front door where one can enjoy afternoon and evening sun.

The lounge is spacious and shaped well to accommodate a variety of furniture layouts. There is a stunning feature electric wall fire as well as the super-efficient German technology electric heaters that all the rooms benefit from. Tastefully themed new light fittings are evident here and throughout the property, as are the newly decorated walls and all new carpets and vinyl throughout.

Entry from the communal car park via a compact and easily maintained garden area is to a very well-appointed kitchen which like the rest of the property has benefitted from a complete refurbishment. Quality lower black gloss units and upper white gloss units are complemented by black granite style work surfaces, a stunning splashback above the power saving induction hob and electric oven and crowned by a top of the range cooker hood.

From the lounge, there is a short hallway with another storage cupboard and doors leading to bedroom and bathroom. The bedroom is spacious for a property of this size and has also benefitted from a complete upgrade.

The complete new bathroom has once again been the focus of quality improvements and the stunning suite and shower cabinet are matched only by the floating tall cupboard which makes floor cleaning a simple task.

Overall, this property has seen comprehensive upgrades and improvements rarely seen in terms of quality and spend. It truly is the best example of walk-in condition you are likely to see and early viewing is strongly recommended for that reason.



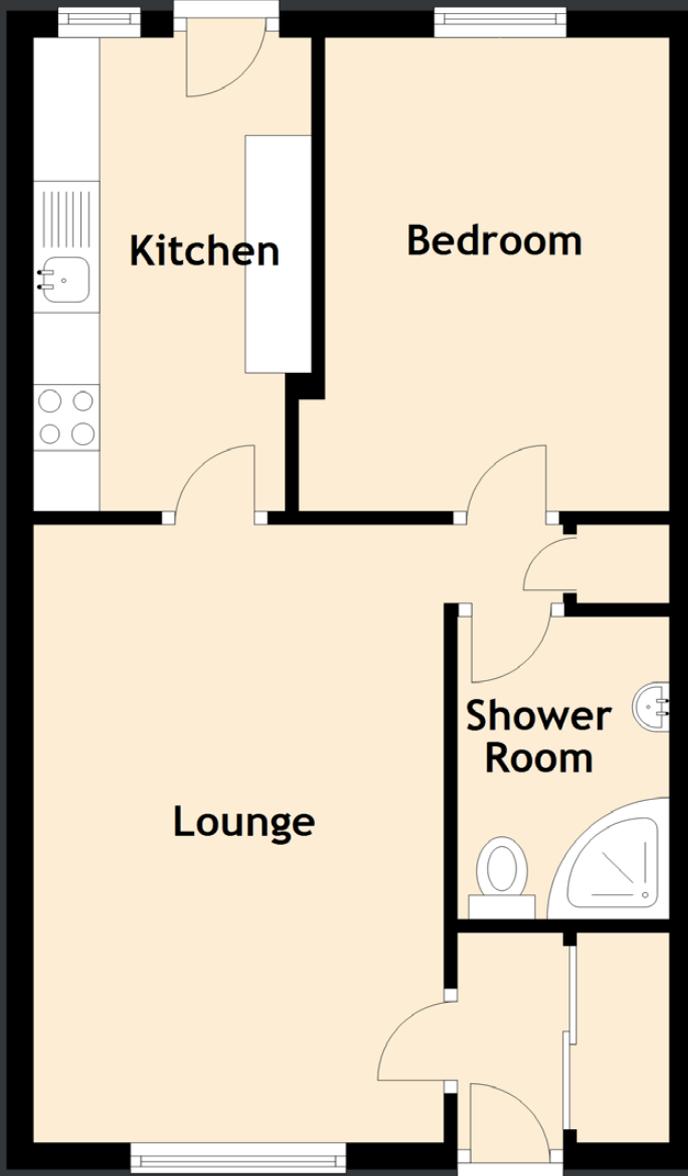






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

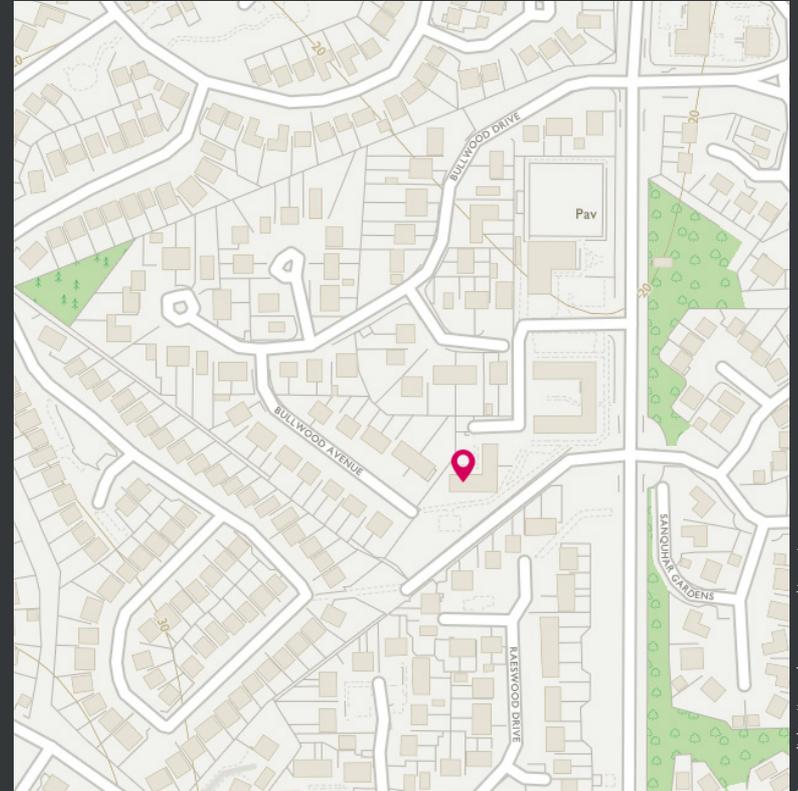


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.00m (13'1")
Kitchen	3.70m (12'2") x 2.10m (6'11")
Bedroom	3.60m (11'10") x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m²): 41m² | EPC Rating: D

Extras (Included in the sale): White goods may be available by separate negotiation.






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**Part
Exchange
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