




McEwan Fraser Legal

Solicitors & Estate Agents

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15 Kincardine Square

GLASGOW, G33 5BU

THE LOCATION

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The property is situated in the popular area of Garthamlock. The area offers local shopping which will cater for most needs with the Glasgow Fort being on the doorstep. The Fort has a fantastic selection of shops, cinema and restaurants. More extensive shopping can be found in Glasgow city centre.

The property is also located within popular school catchments, it is well placed within easy reach of Saint Rose of Lima Primary School which is just over half a mile away. There are a number of other schools also within easy reach and there are excellent transport links, which is ideal for those commuting both East and West, with Glasgow City Centre just six miles away via the M8. Motorway access is also convenient, making it an ideal location for commuters. Transport facilities include access to regular bus services to central Glasgow and other destinations.



15 KINCARDINE SQUARE

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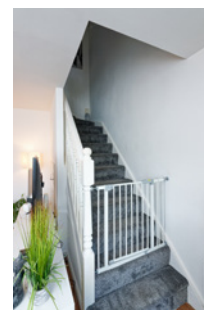
We are delighted to bring to the market this striking two-bedroom property, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels, providing light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

The formal lounge is pleasantly located to the front of the property and is flooded with natural light and also provides a nice outlook. The kitchen has a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It comes complete with a host of integrated appliances and plumbed space for free-standing appliances. A useful WC completes the accommodation on this level.

Journeying up to the first-floor level, the crisp and contemporary styling continues. You will discover two bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. The impressive family bathroom suite completes the impressive accommodation internally.

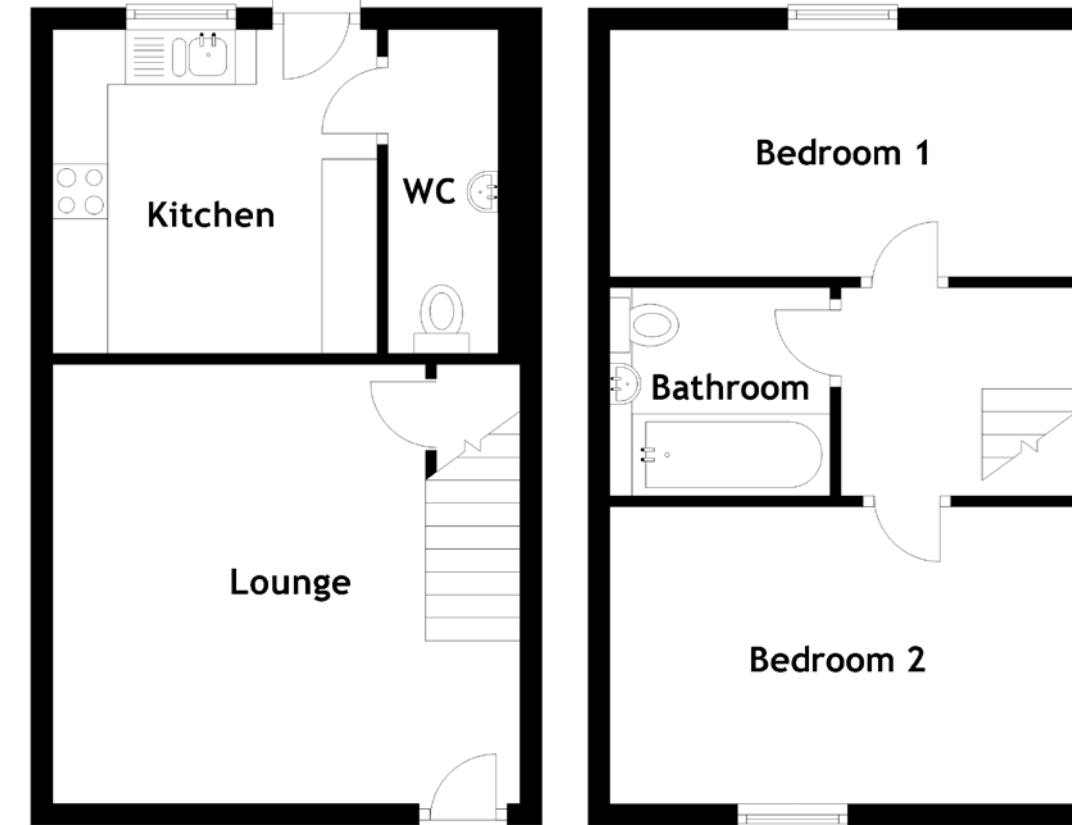
Externally, to the front of the property, there is a driveway with a fully enclosed garden to the rear. The rear garden provides a safe environment for children and pets. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

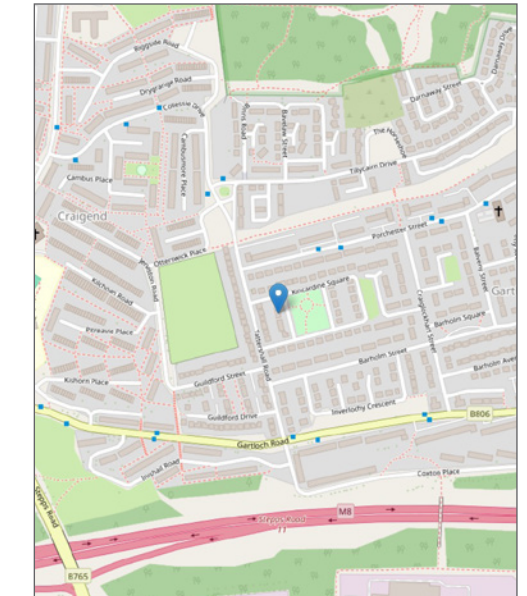


Approximate Dimensions
(Taken from the widest point)

Lounge	4.25m (13'11") x 4.00m (13'1")
Kitchen	2.95m (9'8") x 2.95m (9'8")
WC	2.95m (9'8") x 1.00m (3'3")
Bedroom 1	4.25m (13'11") x 2.25m (7'4")
Bedroom 2	4.25m (13'11") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 57m²
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.






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**Part
 Exchange
 Available**

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