




McEwan Fraser Legal

Solicitors & Estate Agents

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31 Portal Road

KNIGHTSWOOD, GLASGOW, G13 3XN

Knightswood

GLASGOW, G13 3XN

Located just off Great Western Road, Portal is Road is in one of Knightswood's most sought after residential pockets bordering on the eastern edge of Knightwood park itself. The property is well placed for access to Westerton or Drumchael train stations and a range of local amenities including a local M&S Food and Aldi. There is also a main bus route with a regular service to the city centre along Great Western Road. At Anniesland there are a variety of shops and a retail park as well as recreational facilities and the Forth and Clyde canal is also easily accessible. The property is within the catchment area for a sought after range of local primary and secondary schools.



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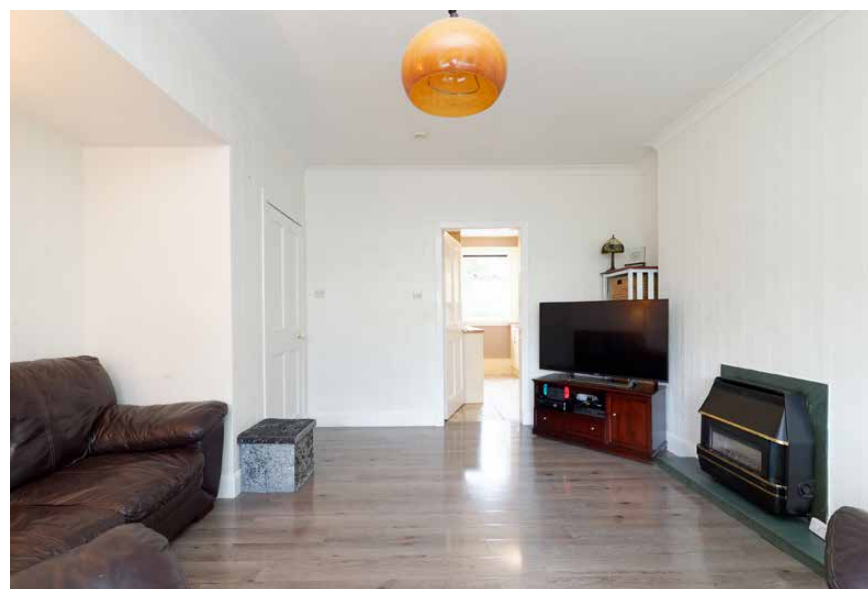
McEwan Fraser is delighted to give a discerning buyer the chance to acquire this fantastic three bedroom, semi-detached home which occupies a generous corner plot with a wider than average garden and a driveway. This is a sought after traditional style house and internal viewing is highly recommended.

The internal accommodation is centred around a naturally bright and welcoming reception room which boasts ample floor and plenty of natural light. The third bedroom is located off the reception room and could also be utilised as a formal dining room or home office. Also opening off the reception room, you find

a well proportioned kitchen. Comprising a full range of base and wall mounted units, the kitchen offers excellent prep and storage space.

Climbing the stairs, the first-floor landing gives access to two ample double bedrooms and a recently renovated bathroom. The front facing master bedroom is particularly generous with integrated storage and ample space for a range of free standing furniture.

The property has phenomenal potential as a starter home for a couple or young family and early viewing is highly recommended.





Specifications

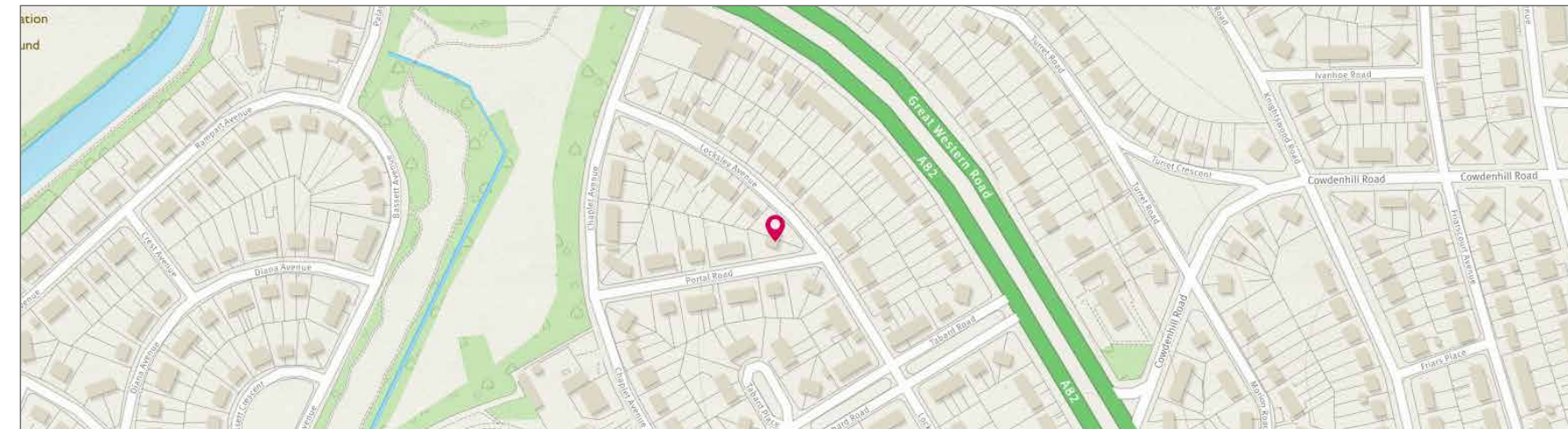
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'5")
Kitchen	3.20m (10'6") x 2.00m (6'7")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bedroom 3	3.20m (10'6") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 83m² | EPC Rating: D





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Part
Exchange
Available

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