




McEwan Fraser Legal

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2 Cromarty Gardens

CLARKSTON, GLASGOW, G76 8PA

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2 Cromarty Gardens is a popular and sought after location within Clarkston and is well positioned for amenities within the surrounding district. A hugely popular suburb, Clarkston is located approximately 8 miles from Glasgow city centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Clarkston, Giffnock and Newton Mearns are recognised as providing amongst the highest standards of local amenities, including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Williamwood and St. Ninians High Schools.





2 CROMARTY GARDENS

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We are delighted to bring to the market this wonderful two bedroom, end terraced villa in a desirable, quiet location that offers the very real possibility of living the life of your dreams. If you have ever leafed through a trendy design or property magazine, you will know that there are certain houses that capture the imagination. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

This property would be a fantastic acquisition for a wide variety of people looking for their ideal home. The house has been well designed to maximise privacy and the natural available light to create a modern ambience. It has been decorated throughout with a contemporary theme and evokes a feeling of homeliness.

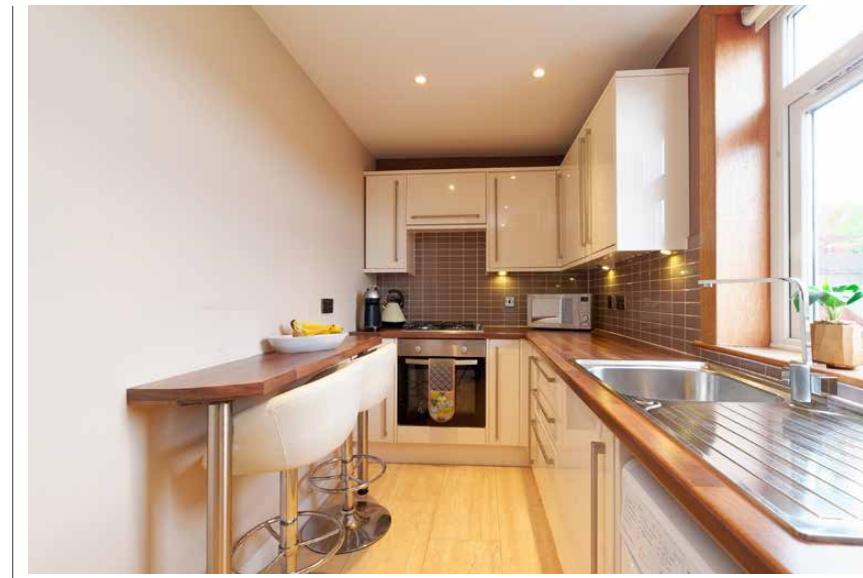
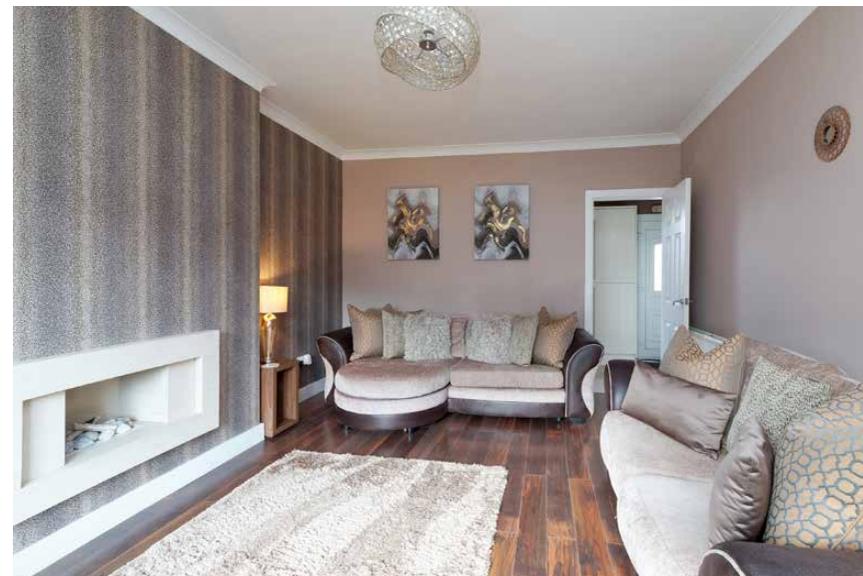
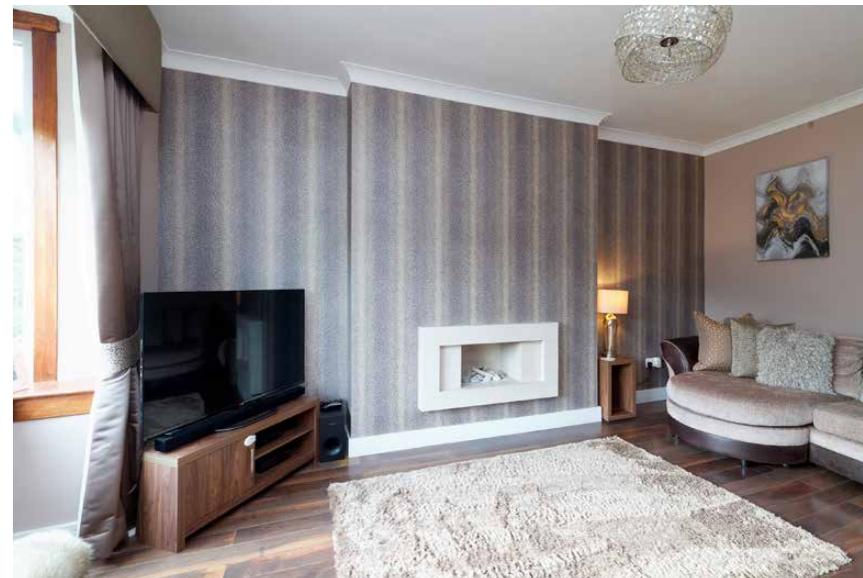
The welcoming hallway sets the scene. Immediately, the impressive lounge offers,

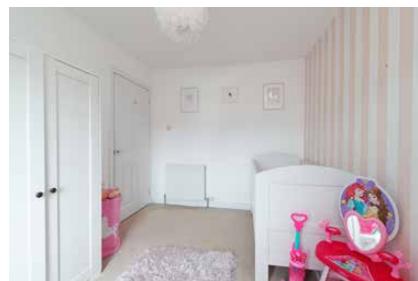
various furniture configurations and leads to the stylish and chic kitchen. With an abundance of floor and wall mounted units, and integrated appliances, it creates a fashionable and efficient workspace.

Upstairs there are two, bright and airy good size bedrooms. All with a range of furniture configurations and space for additional free standing furniture if required. The stunning family bathroom is both functional and relaxing and completes the impressive accommodation internally.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round.

Externally, there are private front and rear gardens. The rear garden is a real suntrap and offers a high level of privacy. This zone is popular with all members of the family.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Kitchen	4.60m (15'1") x 1.80m (5'11")
Lounge	4.90m (16'1") x 3.60m (11'10")
Bedroom 1	3.40m (11'2") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 64m² | EPC Rating: D

Extras (Included in the sale): All fitted carpets, floor coverings, curtains, blinds, light fixtures and fittings.

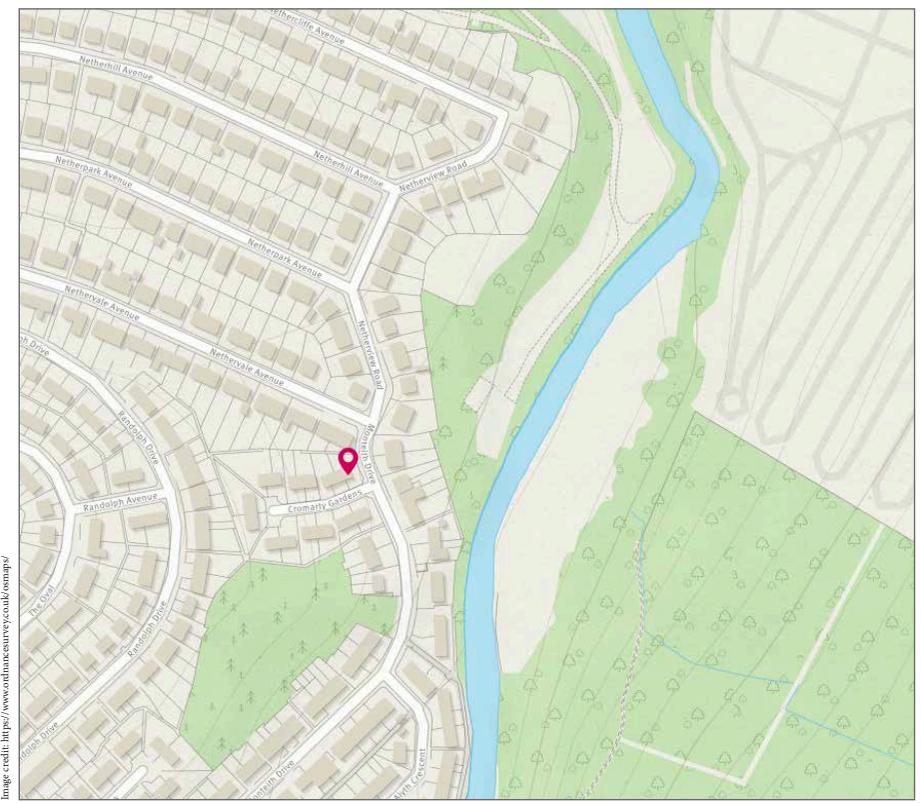
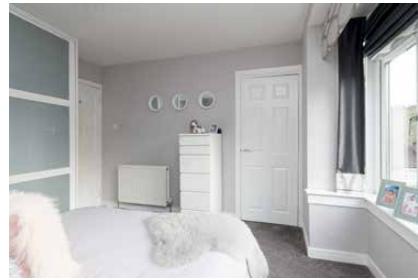


Image credit: <https://www.outance-survey.co.uk/company/>



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