




McEwan Fraser Legal
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62 Chirnside Road

GLASGOW, G52 2LJ

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Hillington is an extremely popular location in the south-west of Glasgow city centre. The area provides supremely easy access to the city centre and beyond. Hillington East rail station is literally just 100 yards away, while there are several bus routes in the area. The M8 is on your doorstep providing easy access to the central belt and beyond. There are primary schools, doctors surgeries within a few minutes walk, and public parks nearby whilst Braehead shopping centre is around five minutes away by car.

We are delighted to offer to the market this excellent three bedroom upper cottage apartment, set in the ever popular location of Hillington. The property has been systematically upgraded in every possible aspect, including a new kitchen, new bathroom, new double glazing, new boiler, new laminate flooring and new carpets. The immense amount of money and upgrades lavished on this property have produced an excellent home for any young couple or small family to enjoy.

Accommodation comprises. A spacious bright and modern lounge/diner which would suit a range of furniture configurations. The new kitchen is perfect for the home, with a gas hob, electric oven and an integrated

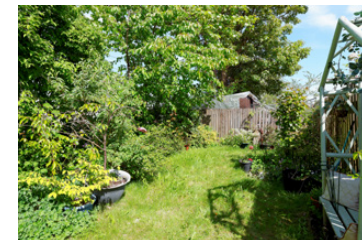
washing machine and fridge freezer. There are potentially three bedrooms in this lovely property, all with ample space for freestanding furniture and lots of natural light streaming through them. The dining room/third bedroom is a very versatile space and could even make a great home office if required.

The beautiful new bathroom contains a white suite with a ceramic sink and an electric shower over the modern extended bath, just perfect for a shower or a soak after a hard day at the office.

The property is kept warm and comfortable via the new double glazing and gas central heating with a new boiler. As mentioned earlier even the floor coverings are new, the carpet even has that soft feel that only comes from a quality carpet that's only recently been laid.

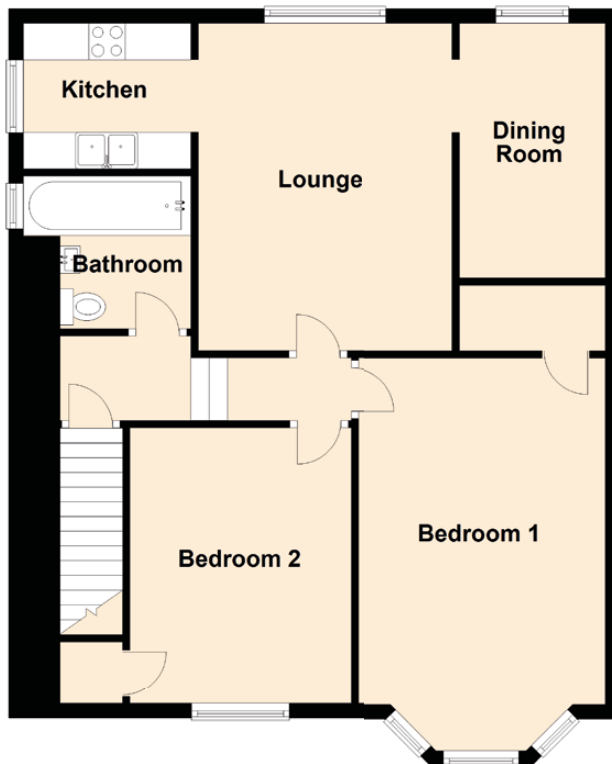
Off-street parking is available on the driveway to the side aspect and the new shed and fencing offer a private garden area to enjoy on sunnier days.

Early viewing is essential to fully appreciate this fantastic apartment and the effort that has gone into producing a perfect property for any young couple or Buy-To-Let investor.



SPECIFICATIONS

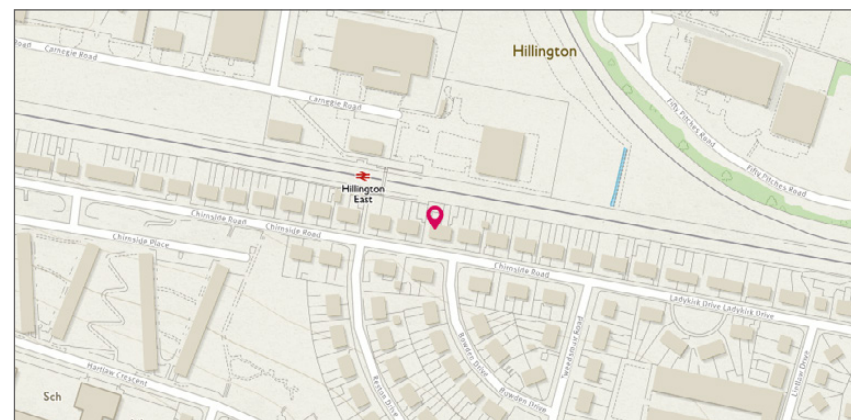
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.50m (11'6")
Kitchen	2.30m (7'7") x 2.00m (6'7")
Dining Room	3.50m (11'6") x 2.00m (6'7")
Bedroom 1	5.40m (17'9") x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 76m² | EPC Rating: C



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