




McEwan Fraser Legal

Solicitors & Estate Agents

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82 Alderman Road

KNIGHTSWOOD, GLASGOW, G13 3YE

GLASGOW

KNIGHTSWOOD



Situated within the hugely popular and sought after location of 'Knightswood', this property would be a super acquisition for a first-time buyer, young couple or Buy-To-Let investor, given its superb accommodation and excellent neighbourhood community spirit.

The property is convenient for both local amenities and the many outlets at the Clyde Shopping Centre, Clyde Retail Park and Great Western Retail Park. Sport and recreational facilities are readily available and there is a good choice of schools; Clydebank College is nearby. A short drive along nearby Great Western Road brings you to bustling Anniesland Cross, with shops and supermarkets aplenty.

There are also regular bus and train services, with regular services to the centre of Glasgow. Commuters and shoppers alike also benefit from convenient road links to the Erskine Bridge, the M8 motorway, Glasgow Airport and Dumbarton.



82

ALDERMAN ROAD



McEwan Fraser is delighted to present this three bedroom mid terraced house to the market. The property enjoys three well-proportioned bedrooms, two public rooms, off-street parking, gas central heating, double glazing and has recently been renovated to an exacting standard throughout. Internal viewing is a must to appreciate the high-quality finish on offer, and this would be a superb property for a first-time buyer or buy to let investor.

Accommodation is focused towards a generous reception room which is neutrally finished and naturally bright. There is ample space for a variety of different furniture configurations. A second spacious public room is located just off the lounge and would make for an excellent dining or potentially a further fourth ground floor bedroom. The dining room benefits from doors opening onto the rear garden, which is large and well presented. The kitchen is also accessed from the lounge and boasts a full range of contemporary grey gloss base and wall-mounted units which provide excellent prep and storage space. Climbing the stairs, there are two double bedrooms and a generous single. Internal accommodation is completed by a stunning modern bathroom which enjoys natural light and three-piece white suite with shower over bath.

Externally, the property benefits from large front and rear gardens, driveway and side access passage to the rear garden. A must see!

VIRTUAL TOUR AVAILABLE ON REQUEST



BEDROOMS

& BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	5.18m (17') x 3.87m (12'8")
Dining Room	3.20m (10'6") x 2.30m (7'7")
Kitchen	3.20m (10'6") x 2.43m (8')
Bedroom 1	4.12m (13'6") x 3.12m (10'3")
Bedroom 2	3.14m (10'4") x 3.12m (10'3")
Bedroom 3	3.05m (10') x 3.00m (9'10")
Bathroom	2.03m (6'8") x 1.80m (5'11")

Gross internal floor area (m²): 100m²

EPC Rating: E





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