

18 Medlar Road

ABRONHILL, GLASGOW, G67 3AL



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Excellent three-bed mid-terrace, rarely
available, popular area, good condition*



We are delighted to offer to the market this excellent three-bedroom mid-terrace property. Positioned nicely in a popular family area with a great neighbourly spirit all around, it's ideal for any young couple or family. This area is always popular, due in part to some of the traditional values preferred by families, people know each other and the atmosphere is friendly and relaxed.

THE LOUNGE



The property is offered in good condition, including a modern kitchen and bathroom, with accommodation that comprises a bright and airy lounge, with a large window on either side that allows lots of natural light to flood the spacious room.

THE KITCHEN



The smart kitchen is finished in a great range of gloss-white stylish units backed by metro tiles. There's an electric oven and hob, with a freestanding fridge-freezer and washing machine. The proportions of the space easily accommodate the handy breakfast bar.





The family bathroom is fresh and bright with a stylish chrome radiator, easy clean wet-wall panels and a modern suite. There's also a bath with an electric shower, ensuring a consistent supply of instant hot water for showers. There are three good-sized bedrooms in this home, all with room for free-standing furniture. The home is kept warm and comfortable via double glazing and gas central heating. Solar panels have also been installed with a recently replaced inverter and 10+ years worth of quarterly paid feed-in tariff payments.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

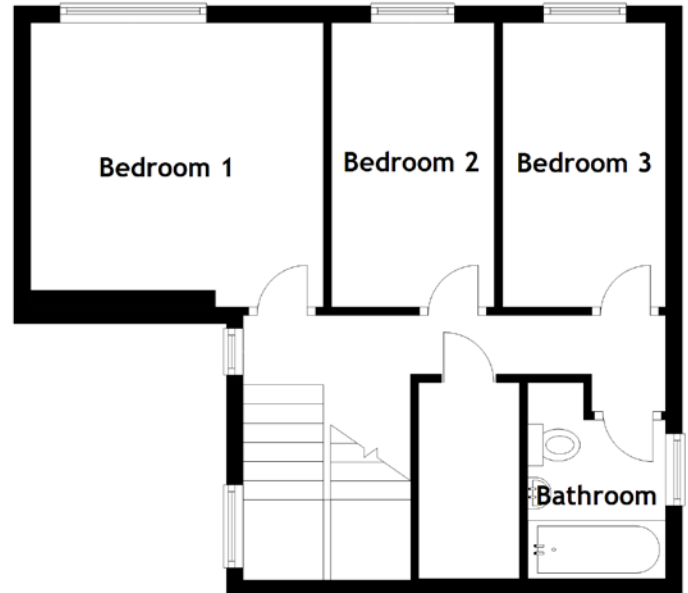
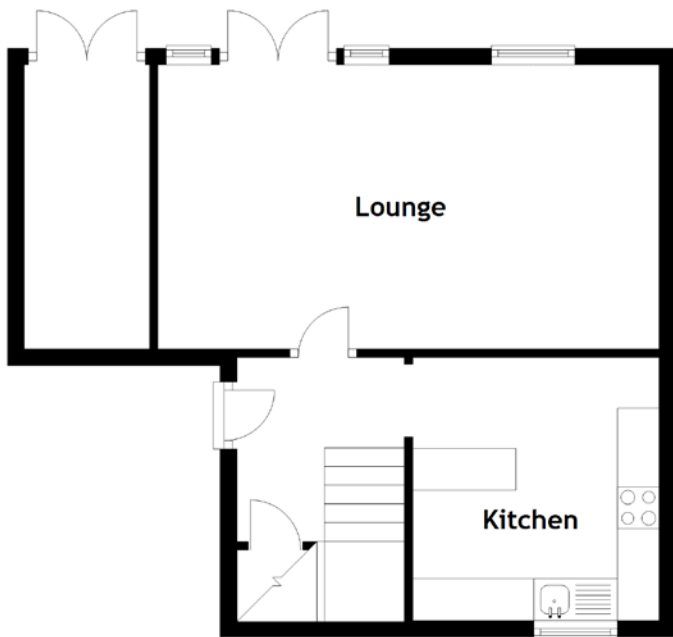


There is handy off-street parking at the front aspect. The property also benefits from a secure, low-maintenance back garden. Early viewing is strongly advised for young couples, small families or even smart Buy-To-Let investors seeking a great family home, set in an externally popular area. This property is subject to Buyer's Premium of £1250 including VAT, payable by the successful purchaser.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



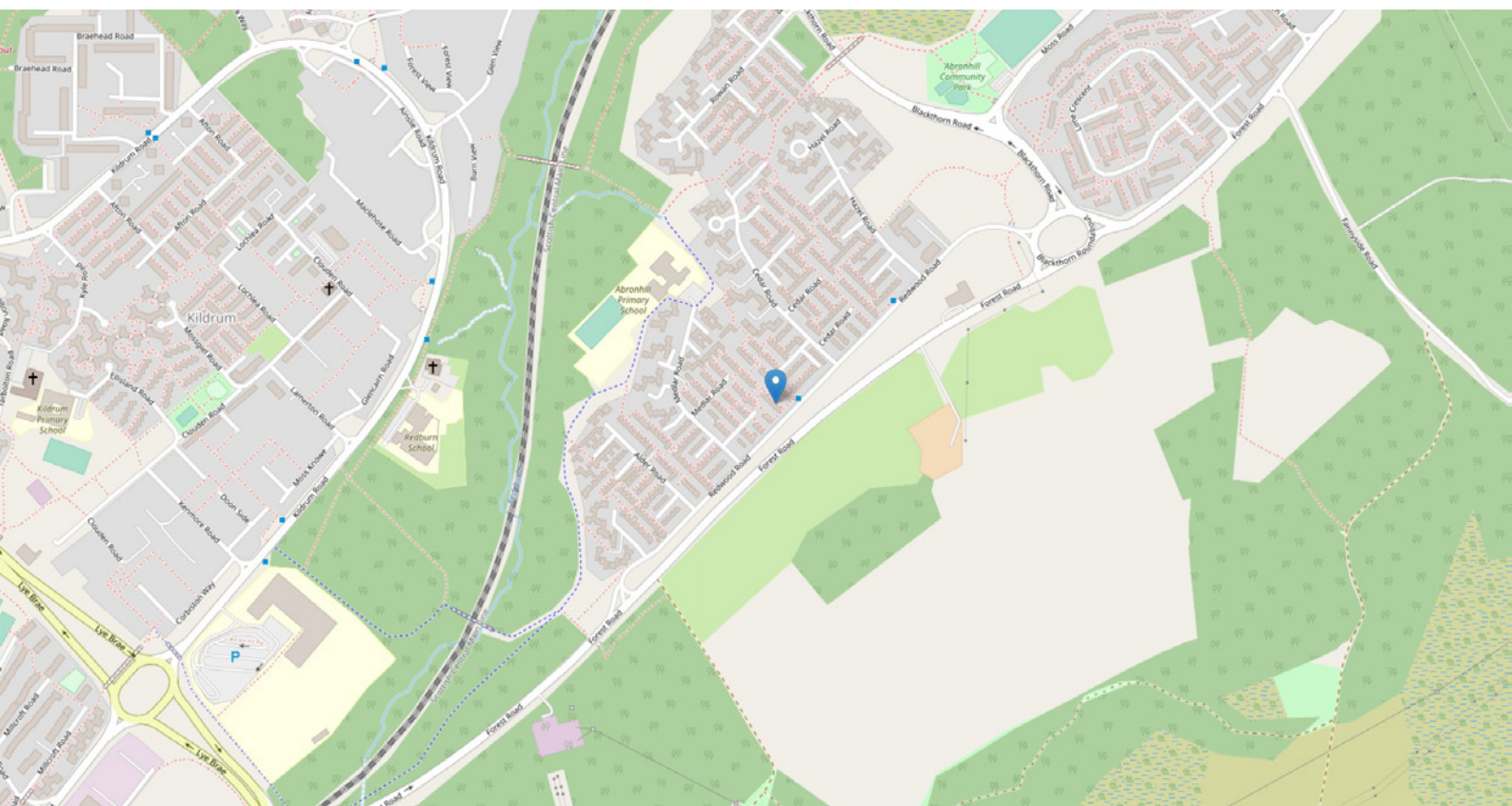
Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.15m (10'4")
Kitchen	3.15m (10'4") x 2.95m (9'8")
Bedroom 1	3.55m (11'8") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 1.95m (6'5")
Bedroom 3	3.40m (11'2") x 1.95m (6'5")
Bathroom	2.35m (7'8") x 1.65m (5'5")

Gross internal floor area (m²): 81m²
EPC Rating: C

Buyer's Premium Value: £1250.00

Extras: Freestanding appliances may be available by separate negotiation.



THE LOCATION

The popular area of Abronhill in Cumbernauld is a great place to live and commute from.





The transport links by bus and rail are frequent and it's a mere 14 Miles to Glasgow city centre. For those travelling by road, the main motorway links are quick and easy and the town boasts a good range of stores and amenities. There is an abundance of places to walk or cycle for those who like to keep active.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
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Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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