

# 3/2, 4 Smithycroft Court

RIDDRIE, GLASGOW, G33 2RA



*A beautifully presented two-bedroom apartment*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this immaculate two-bedroom apartment. Situated on the ever-popular Smithycroft Road in Riddrie, it offers spacious, contemporary living and is brought to the market in true walk-in condition. Lovingly maintained and thoughtfully upgraded by the current owners, the property combines comfort, style and practicality throughout.

Upon entering, you are welcomed by a bright and inviting reception hallway which immediately highlights the excellent condition of the home. The property has benefitted from new flooring throughout, creating a seamless, modern finish while enhancing the natural flow and sense of space.

## THE LOUNGE/KITCHEN



The heart of the apartment is the delightful open-plan living and kitchen area. This generously proportioned space is flooded with natural light and offers the perfect setting for both everyday living and entertaining. The lounge comfortably accommodates a full sofa suite and dining area, while the kitchen is thoughtfully designed with ample worktop space and storage, providing both functionality and contemporary style.

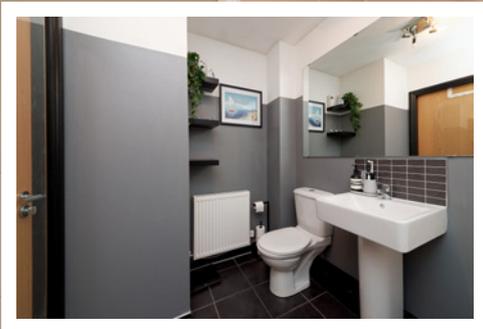




The accommodation comprises two spacious double bedrooms. The impressive principal bedroom offers excellent proportions for free-standing furniture and benefits from a private en suite shower room, adding a touch of convenience and luxury. The second bedroom is equally well-sized and versatile, ideal for guests, a home office or additional family accommodation.

Completing the internal layout is a well-appointed family bathroom, finished to a high standard and providing a relaxing space with quality fixtures and fittings.

## THE BATHROOM



# BEDROOM 1



The impressive principal bedroom offers excellent proportions for free-standing furniture and benefits from a private en-suite shower room



# BEDROOM 2



The property has been exceptionally well cared for and is presented in immaculate condition throughout, allowing any purchaser to move straight in with complete peace of mind.

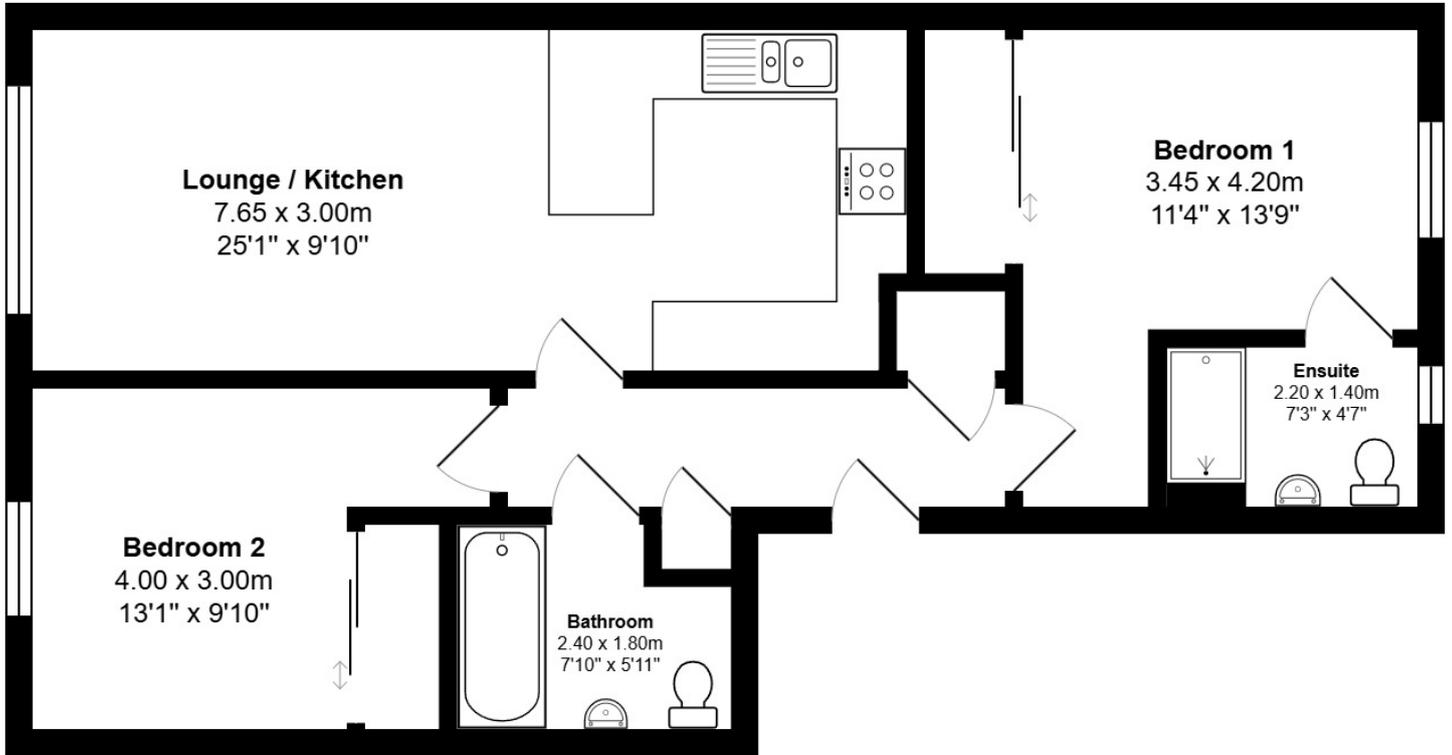
Offering generous room sizes, modern upgrades, and a highly desirable layout including both en suite and family bathroom, this apartment will appeal to first-time buyers, young professionals and buy-to-let investors alike.

# EXTERNALS



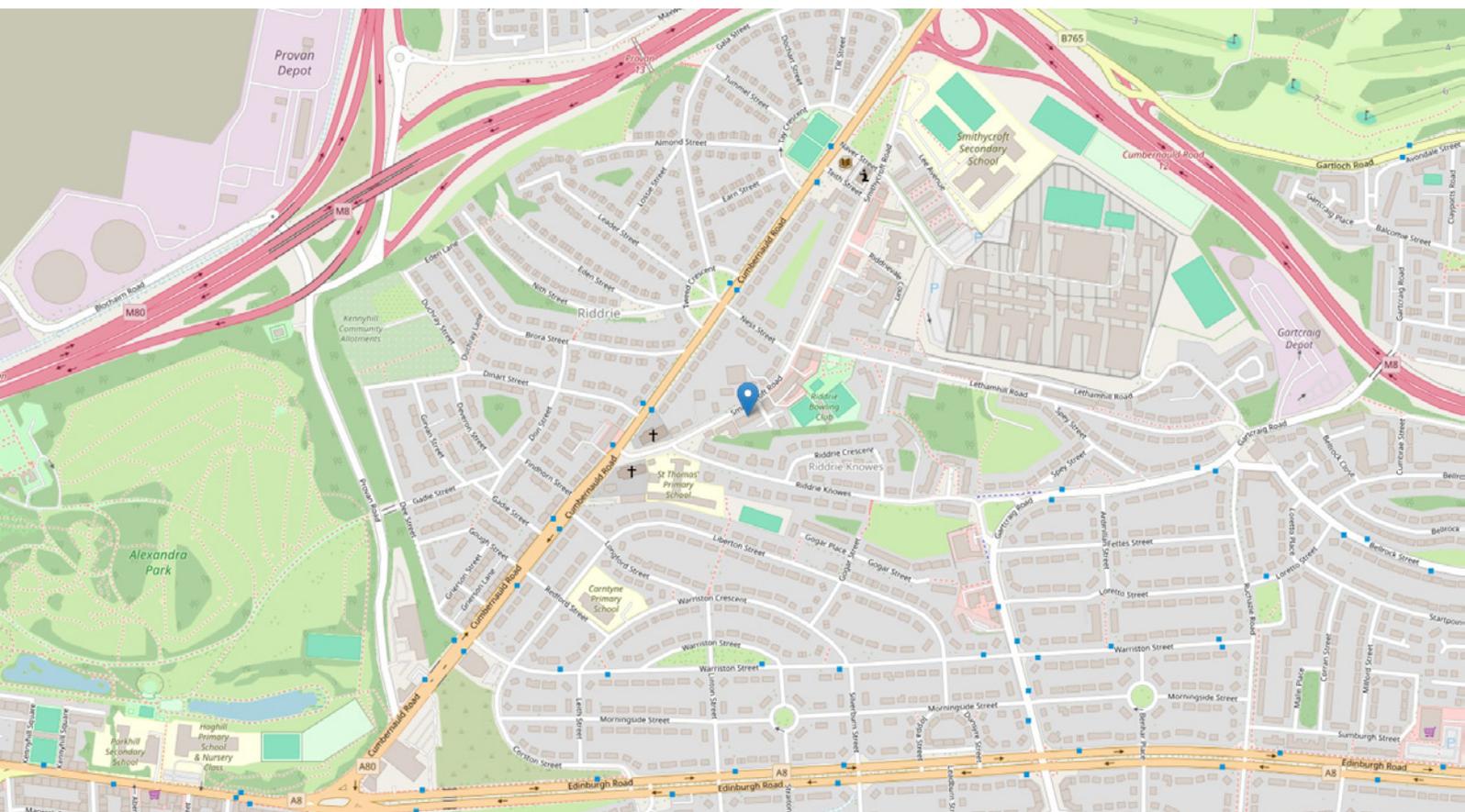
Early viewing is strongly recommended to fully appreciate the space, specification and superb condition this outstanding home has to offer.

# FLOOR PLAN & DIMENSIONS



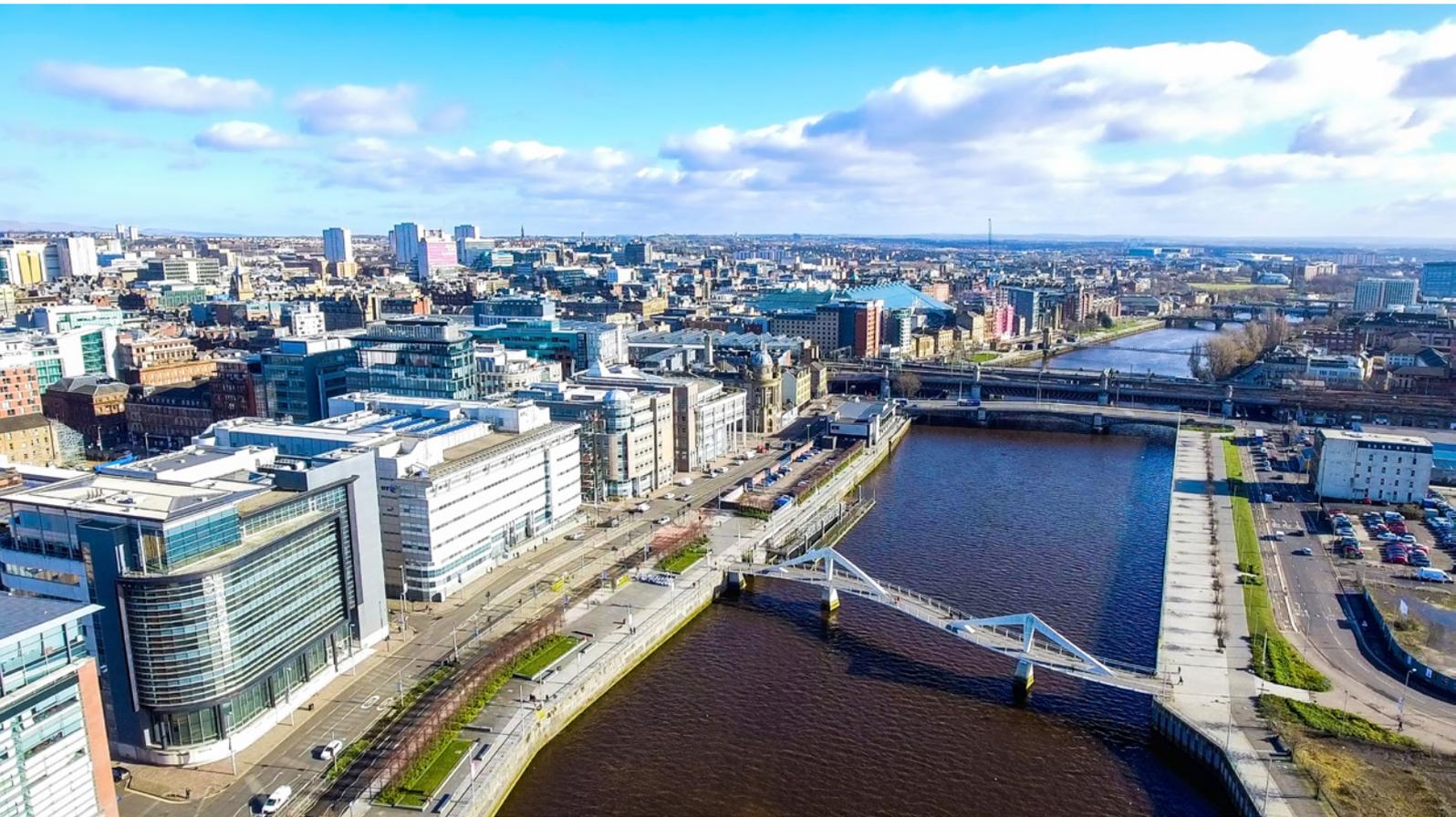
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Riddrie is a well-established and increasingly popular residential district in Glasgow's East End, offering a superb balance of peaceful neighbourhood living while remaining close to the city centre. Known for its strong community feel and attractive mix of traditional and modern housing, the area continues to appeal to a wide range of buyers. Smithycroft Road is ideally positioned for everyday convenience. Excellent local amenities are within easy reach, including supermarkets, independent shops, cafes and healthcare facilities. For larger retail options, residents are only a short drive from the Glasgow Fort Shopping Park and the Forge Shopping Centre.





The area benefits from excellent transport links. There are frequent bus services providing direct access to Glasgow City Centre, while nearby Alexandra Parade and Carntyne train stations offer convenient rail connections for commuters. The M8 motorway network is also easily accessible, making travel throughout Glasgow and beyond straightforward.

Riddrie is also well served by local schooling at both primary and secondary levels, as well as a selection of parks and green spaces nearby, providing opportunities for outdoor recreation and leisure.

Combining accessibility, convenience and a strong residential feel, Riddrie remains a consistently sought-after location for first-time buyers, families and investors alike.



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