




McEwan Fraser Legal

Solicitors & Estate Agents

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2/2 8 Wamba Avenue

GLASGOW, G13 2NR

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We are delighted to bring to the market this excellent, three bedroom apartment, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace.

This great apartment makes an ideal place for first-time buyers to call home or equally it would make a perfect Buy-To-Let investment property. These are very spacious and exceptionally good value for money apartments for any of today's discerning buyers.

The accommodation consists of a bright and very spacious lounge/diner which, due to its shape, would suit a range of furniture configurations. There is ample space for a dining table and occasional furniture if required and the room offers tremendous space to entertain friends and family on more formal dining occasions.

The recently fitted kitchen is very smart and is perfect for the apartment. Finished in a lovely range of gloss white fitted units, with a gas hob, electric oven and ample space for the

freestanding washing machine and side by side built-in fridge and freezer. It makes a very efficient work-space for any chef to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation.

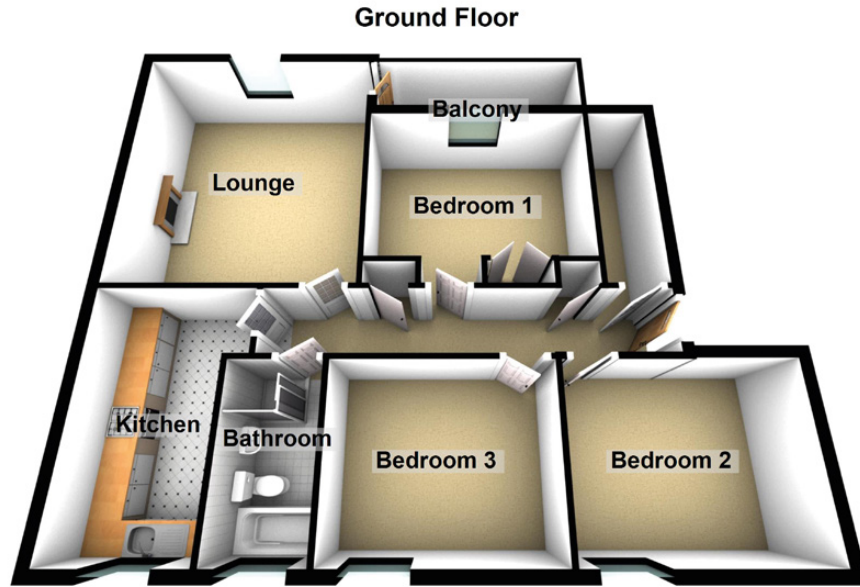
There are three good sized bedrooms in this lovely home, all bright with ample space for free-standing furniture. The tiled bathroom is also bright and fresh, finished in a white suite with a bath and a standalone shower enclosure with an electric shower, ensuring an instant supply of piping hot water for long refreshing showers.

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry door system. There is ample storage space to keep the apartment tidy and clutter free at all times, including a large cupboard off the hall. There is also plenty of parking adjacent to the apartment.

Early viewing is strongly advised for anyone searching for a great value for money starter apartment or Buy-To-Let investment property in walk-in condition and set in the ever popular location of Knightswood.



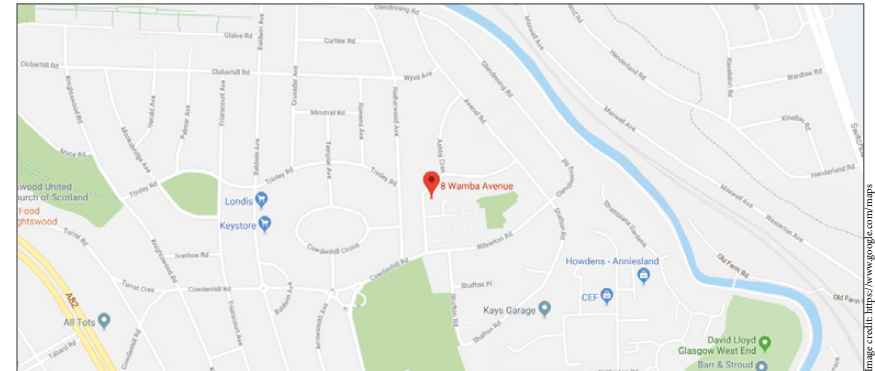
Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.66m (15'3") x 4.21m (13'10")
Kitchen	4.13m (13'7") x 2.75m (9')
Bedroom 1	4.24m (13'11") x 3.56m (11'8")
Bedroom 2	3.69m (12'1") x 2.96m (9'9")
Bedroom 3	3.52m (11'7") x 2.94m (9'8")
Bathroom	2.94m (9'8") x 1.49m (4'11")
Balcony	3.94m (12'11") x 1.14m (3'9")

Gross internal floor area (m²): 90m² | EPC Rating: D



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