



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**76 Millhouse Drive**

GLASGOW, G20 0UE





# The Location

GLASGOW, G20 0UE

76 Millhouse Drive, Kelvindale, is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere ten minutes to the heart of Glasgow city centre and some of the best shopping in the UK, not to mention the vibrant Merchant City and the fantastic social life of Byres Road and the West End, offering shops, restaurants, pubs and an amazing range of great events.

For those travelling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities all within easy reach making it a very popular place to call home.







# 76 Millhouse Drive

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We are delighted to bring to the market this rarely available two-bedroom end-terrace home. Beautifully set in a popular family-friendly street known for its neighbourly spirit. The property is presented in absolute walk-in condition and also benefits from a private and secure rear garden and a garage.

The thoughtfully upgraded accommodation consists of a bright and spacious lounge/diner which gives its shape, would suit a range of furniture configurations. The kitchen/diner is a very efficient and stylish workspace, and it makes a fantastic hub around mealtimes. Benefiting from a great range of wall and floor cabinets in a super-clean gloss white finish.

Appliances include; an electric oven and hob, extractor filter hood, with ample space for a free-standing fridge freezer and washing machine.

The tiled bathroom is bright and fresh, with a white suite and an electric shower over the bath. There will always be an endless supply of instant hot water for long refreshing showers.

There are two good sized double bedrooms in this lovely home, both with built-in mirrored wardrobes

and ample space for free-standing furniture. There are also ample cupboards throughout the home to help keep everything in its place.

The property is kept warm and comfortable via the double glazing and electric convection heating. The loft is great for extra storage.

The gardens are very well kept, especially the rear, it's a delightfully secluded piece of low maintenance heaven, with a sun-drenched patio offering the perfect place to relax with a glass of wine after a hard day at the office. The covered patio area even offers a spot for a hot tub if required.

Parking is in abundance via the driveway and the garage offers a plethora of uses for either a car, storage area or a workshop for those who like to tinker.

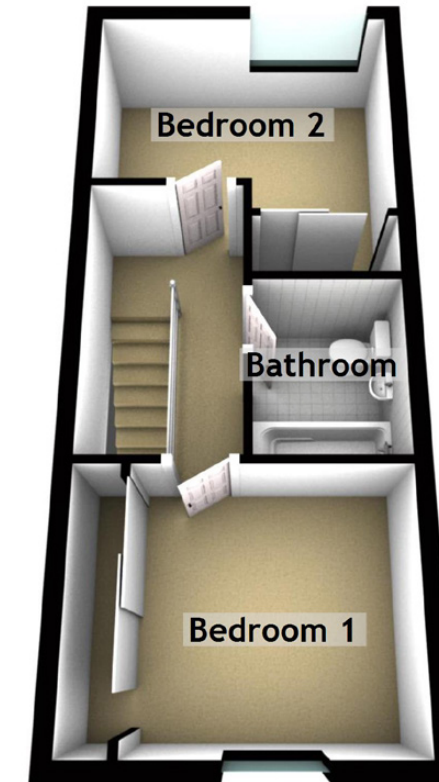
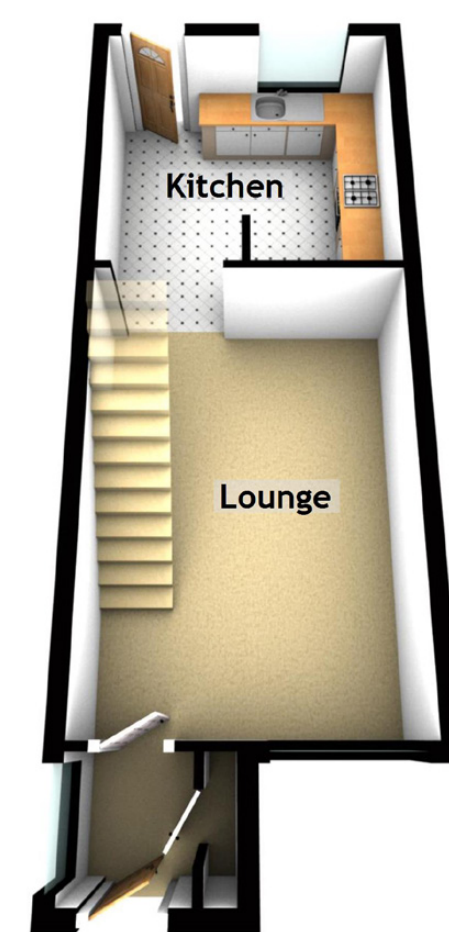
This great home would make an ideal buy for first-time buyers, retired couples or even a great investment property for a Buy-to-Let investor. Some properties are bound to please and this is definitely one of them. Early viewing is strongly advised for anyone seeking an ideal home, in walk-in condition, in an ever-popular area.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

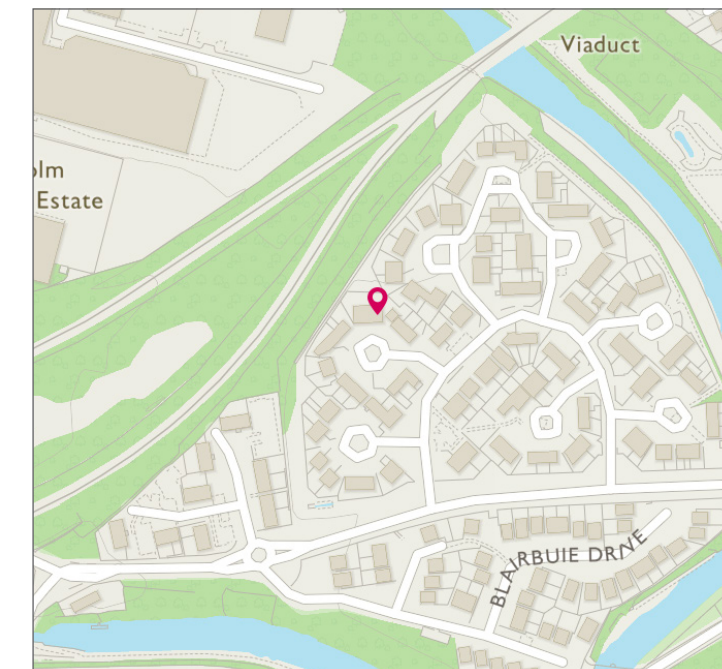


Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	2.90m (9'6") x 2.70m (8'10")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.65m (5'5")

Gross internal floor area (m²): 62m² | EPC Rating: D

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.







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