



Excellent 3 bed extended end-terrace, located in a quiet street within Stamperland, Good condition



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to present to the market this fantastic three-bedroom end-terraced home. Sitting in an extremely sought after location, the property enjoys an elevated position with stunning open views. The property is presented in good internal order and early viewing is highly recommended for those seeking a great family home in an eternally popular area.

THE LOUNGE



The accommodation comprises a good sized lounge with a fireplace containing a gas fire and lots of natural light streaming in from the large picture window. The size and shape of the room ensure a plethora of options for furniture configuration.

THE KITCHEN



The stunning kitchen is the crowning glory of the property, it has been cleverly extended to create a tremendous hub for the family around mealtimes. The design of the gloss black units complement the tiles and the worktops to create a highly functional and very stylish food preparation area. The breakfast bar is a real boon for time-saving on busy school mornings or it makes a great place just to grab a coffee for 10 minutes.

Appliances include a gas hob, electric oven with ample space for the freestanding washing machine, chest freezer and fridge freezer. Freestanding appliances may be available by separate negotiation.



There are three good sized bedrooms, all bright with space for free-standing furniture and the master with a built-in wardrobe. There are also ample cupboard spaces in the home to help keep everything in its place.

THE BEDROOMS



The tiled family bathroom is bright and very fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of hot water for refreshing showers.

THE BATHROOM



The gardens are tiered with the rear garden space being secure and low maintenance making it ideal for pets. On sunnier days it makes a great spot to enjoy the sunshine with a glass of wine and a good book.

Parking is on-street. The property is kept warm and comfortable via double glazing and gas central heating.

Given the well-designed accommodation and the easy close-to -amenities location, this is sure to be a very popular listing. It would make an ideal buy for any young family or even a great investment property for a smart Buy-To-Let investor. Early viewing is essential.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

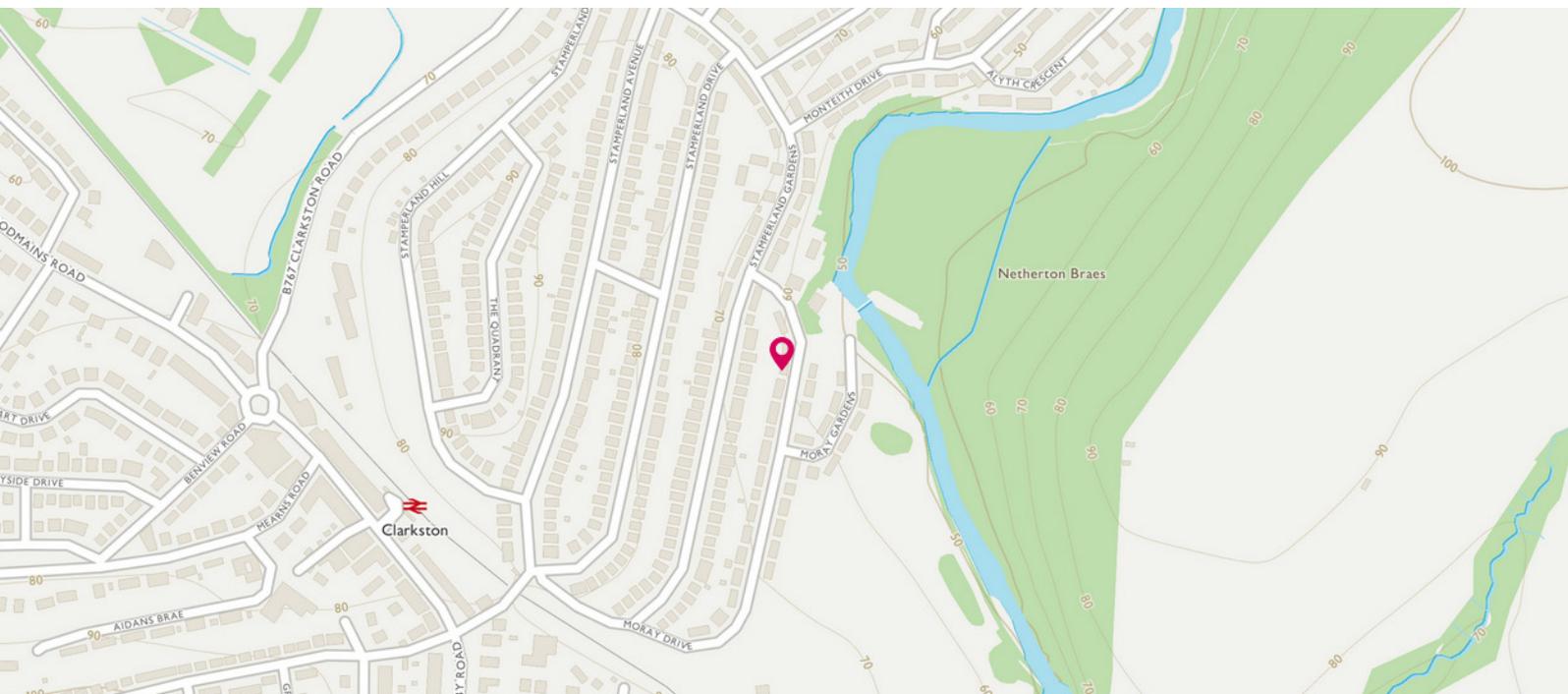


Approximate Dimensions
(Taken from the widest point)

Lounge 4.39m (14'5") x 3.63m (11'11")
 Kitchen 4.34m (14'3") x 3.73m (12'3")
 Bedroom 1 4.50m (14'9") x 2.77m (9'1")

Bedroom 2 3.33m (10'11") x 2.64m (8'8")
 Bedroom 3/Dining Room 3.28m (10'9") x 2.64m (8'8")
 Bathroom 1.86m (6'1") x 1.86m (6'1")

Gross internal floor area (m²): 75m²
 EPC Rating: C



THE LOCATION

Moray Drive is a popular and sought after location within Stamperland and is well-positioned for amenities within the surrounding district. A hugely popular suburb, Stamperland is located approximately 8 miles from Glasgow city centre.





Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast. Clarkston railway station is only a five minutes walk away.

Stamperland/Clarkston, Giffnock and Newton Mearns are recognised as providing amongst the highest standards of local amenities, including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.


McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
KEN MEISAK
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.