

# 2/3, 60 Gorget Quadrant

KNIGHTSWOOD, GLASGOW, G13 2AQ



*Excellent three bed Maisonette, Good condition, New Kitchen, Ever popular location of Knightswood*



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We are delighted to bring to the market this excellent, three-bedroom Maisonette, 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 very much 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. The unique and clever design of these Maisonettes' spread over two floors makes them feel so much more spacious and so much more like a house more than an apartment. The accommodation offers a very spacious place to come home to and they offer rare and exceptionally good value for money homes for a range of today's discerning buyers.

## THE LOUNGE/DINER



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 Juliet balcony and French doors allow light to flood the room, making it very comfortable and relaxing.

# THE KITCHEN



The recently fitted kitchen is very smart and is perfect for the apartment. Finished in a lovely range of white fitted units, with an electric cooker and ample space for the freestanding washing machine, tumble dryer and freestanding fridge freezer. It makes a very efficient workspace for any chef to serve up a marvellous meal.

The breakfast bar is a real boon for busy school and work mornings when time is limited or it makes a great place just to grab a coffee for 10 minutes. 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 a great size, finished with a white suite and a mains shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# THE BATHROOM



The home is kept warm, comfortable and secure via the double glazing, new central heating system 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 seeking a great value for money starter home or Buy-To-Let investment property in great condition and set in the ever-popular location of Knightswood.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



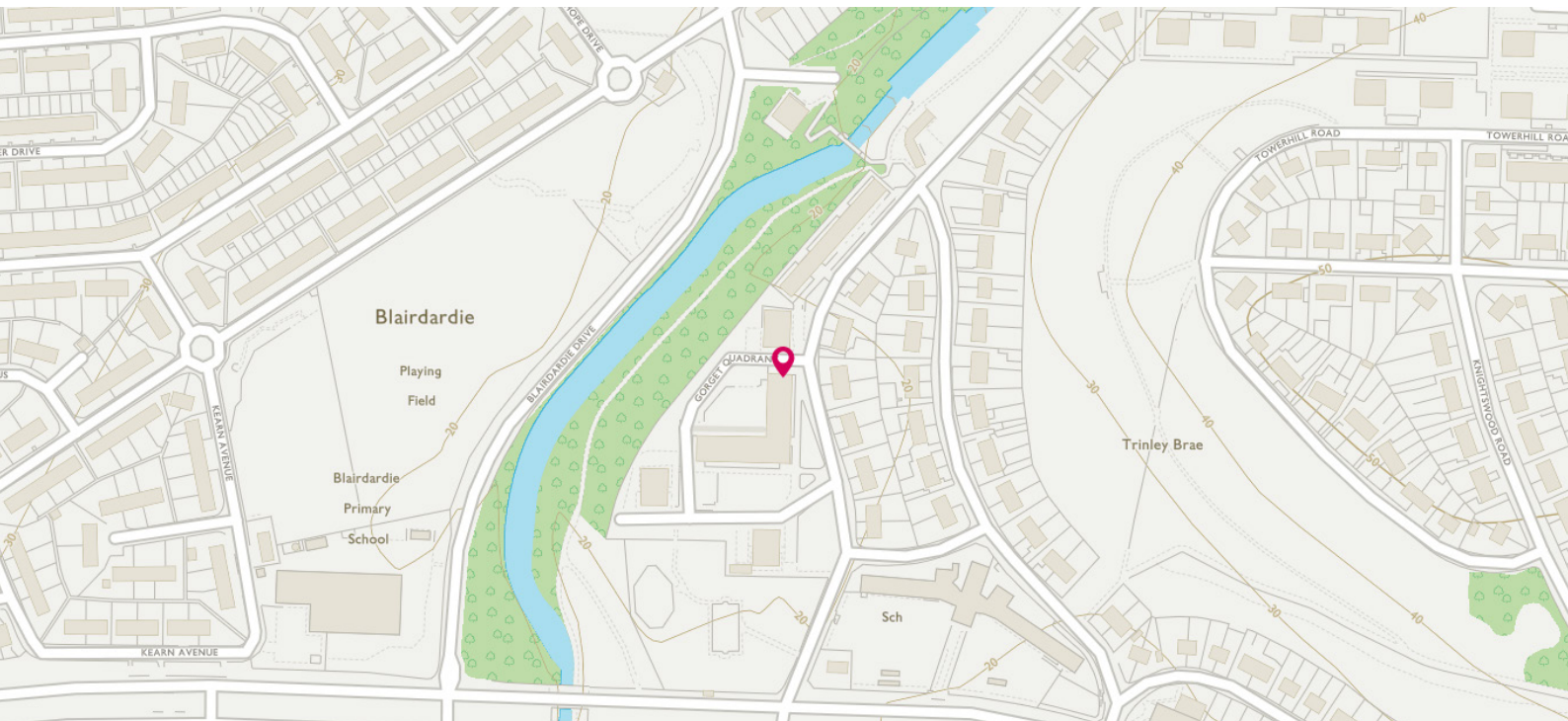
Approximate Dimensions (Taken from the widest point)

Lounge	4.89m (16'1") x 3.90m (12'10")
Kitchen	3.75m (12'4") x 3.52m (11'7")
Bedroom 1	3.82m (12'6") x 3.21m (10'6")
Bedroom 2	3.90m (12'9") x 2.65m (8'8")

Bedroom 3	2.80m (9'2") x 2.24m (7'4")
Bathroom	2.85m (9'4") x 1.65m (5'5")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: C



# THE LOCATION

Situated within the hugely popular and sought after location of Knightswood, this property would be a super acquisition for a first-time buyer, young couple or Buy-To-Let investor, given its superb accommodation and excellent neighborhood community spirit.





Located, only a short stroll away from local amenities and schooling catchments. Garscadden, St Brendans, Yoker Primary school and Kelso nursery are all within a short walk. Knightswood and St Thomas Aquinas Secondary schools are also easy reached.

Motorway links along with bus and rail links are only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family. Part Exchange available.



  
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