

36 Cuthelton Street

LILYBANK, GLASGOW, G31 4RG



EXCELLENT TWO-BED MID-TERRACED, GREAT
ACCOMMODATION, VERY POPULAR AREA



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to bring to the market this lovely two-bedroom mid-terraced home, set in a popular family-friendly street that is well known for its neighbourly spirit. Some of the traditional values that make a street a real community are alive here; everybody actually knows each other and the streets are safe for the kids to play out in peace. This lovely home makes a perfect location for any young couple as it is presented in fantastic condition which includes a brand new kitchen and shower-room, leaving the lucky new owners nothing to do except move in and start enjoying it.

The accommodation comprises of a spacious lounge/diner which given its shape would suit a range of furniture configurations. The bright room affords the owners plenty of space for various furniture layouts as well as space for a family sized dining table. The patio door and window floods the room with light and leads out beautifully to the patio and garden area for after dinner coffee or drinks on sunnier days.

Lounge/Diner





The stunning new kitchen is a real wow! Beautifully fitted in a great range of flush units, with an electric oven, microwave and gas hob with ample space for the free-standing fridge freezer, washing machine and dishwasher. It all helps to make it a great space for any chef to serve up a marvellous meal.

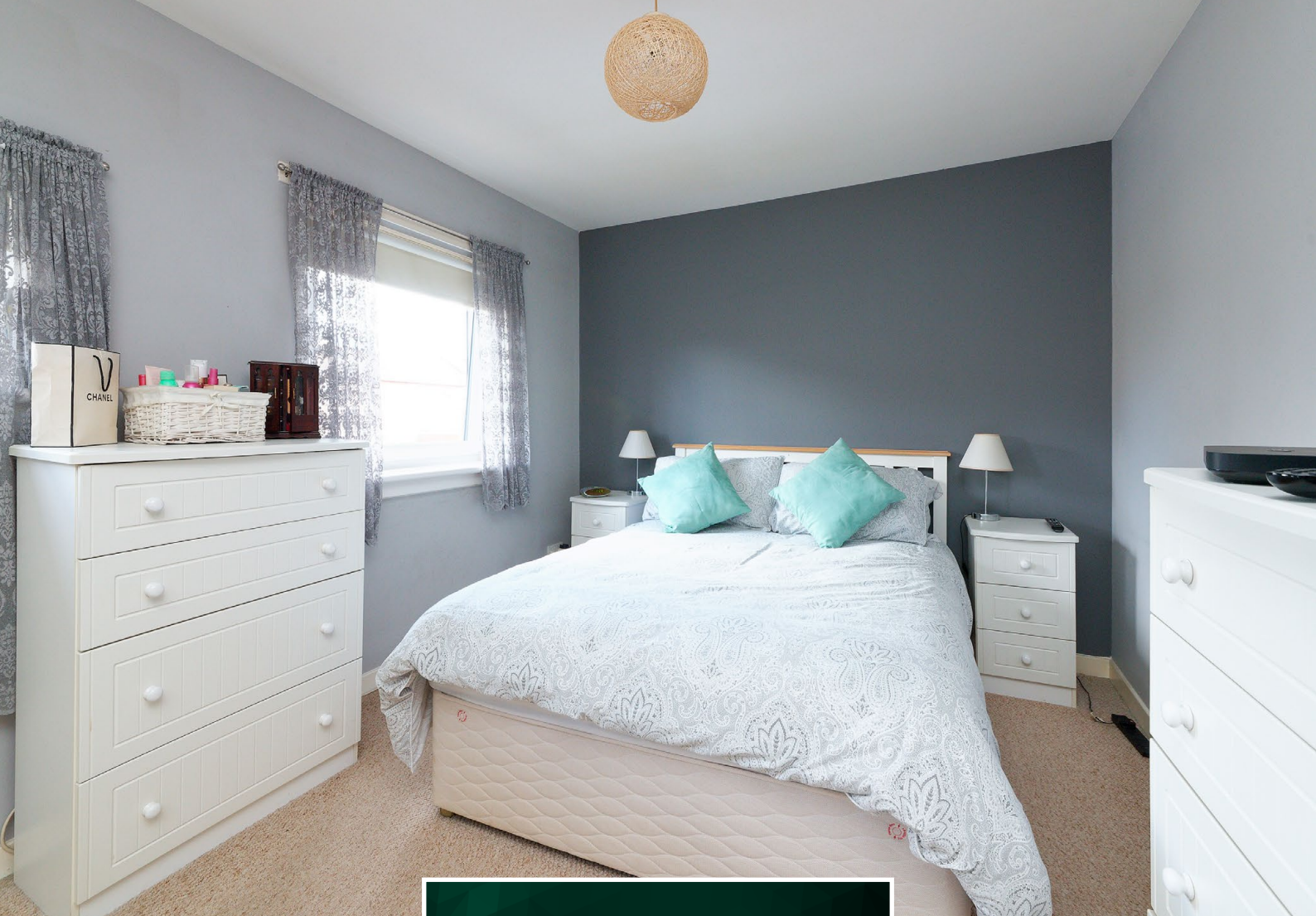




There are two good-sized bedrooms in this lovely home, both have ample space for free-standing furniture and built-in mirrored wardrobes. The shower-room is beautifully finished with easy-clean 'Wet Wall' panels along with a back-to-the-wall sink and toilet unit. The large shower unit contains a mains shower, ensuring an instant supply of hot water for long refreshing showers.

The home is kept warm and comfortable via double glazing and gas central heating. The garden space is also a real feature, low-maintenance, secure and child-friendly. Parking is off-street adjacent the front of the property.

This great home would make an ideal buy for first-time buyers, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking an excellent family property with all the hard work already done.



Bedroom 1

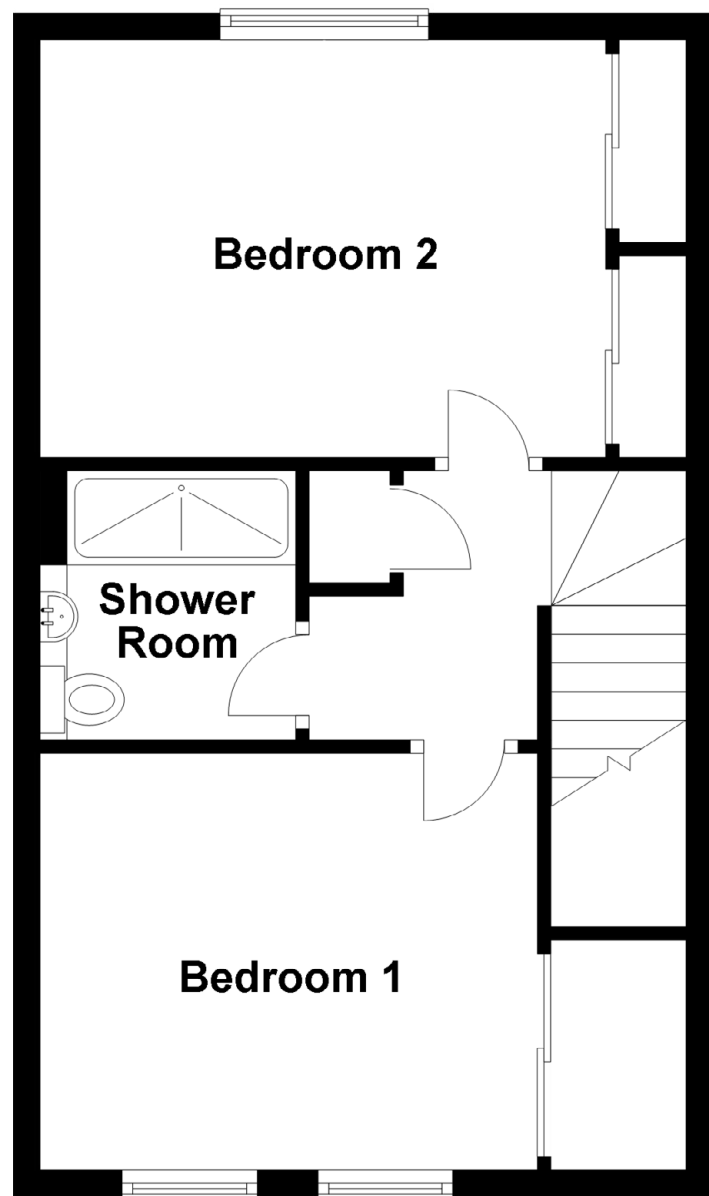
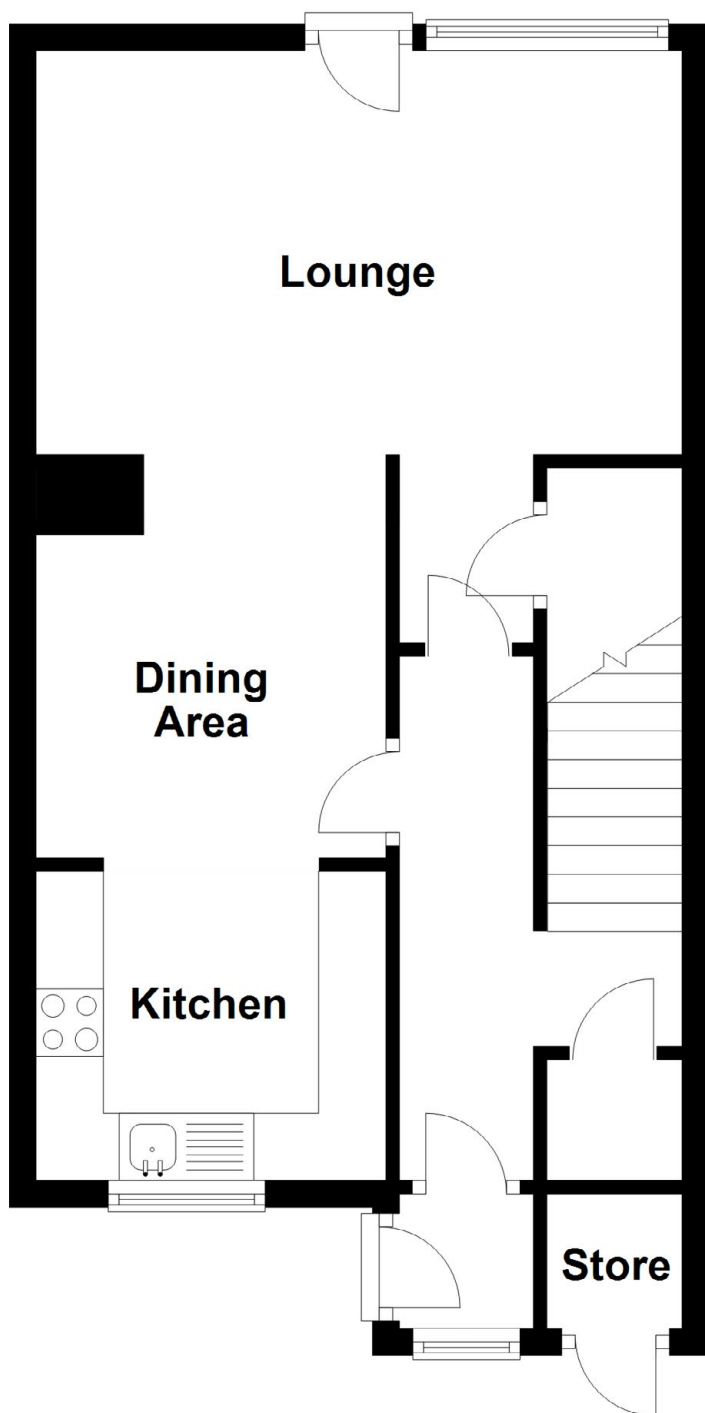




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Dining Area	2.60m (8'6") x 2.40m (7'10")
Kitchen	2.60m (8'6") x 2.30m (7'7")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.10m (10'2")

Shower Room	2.00m (6'7") x 1.90m (6'3")
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Gross internal floor area (m²): 82m²
EPC Rating: C

The Garden

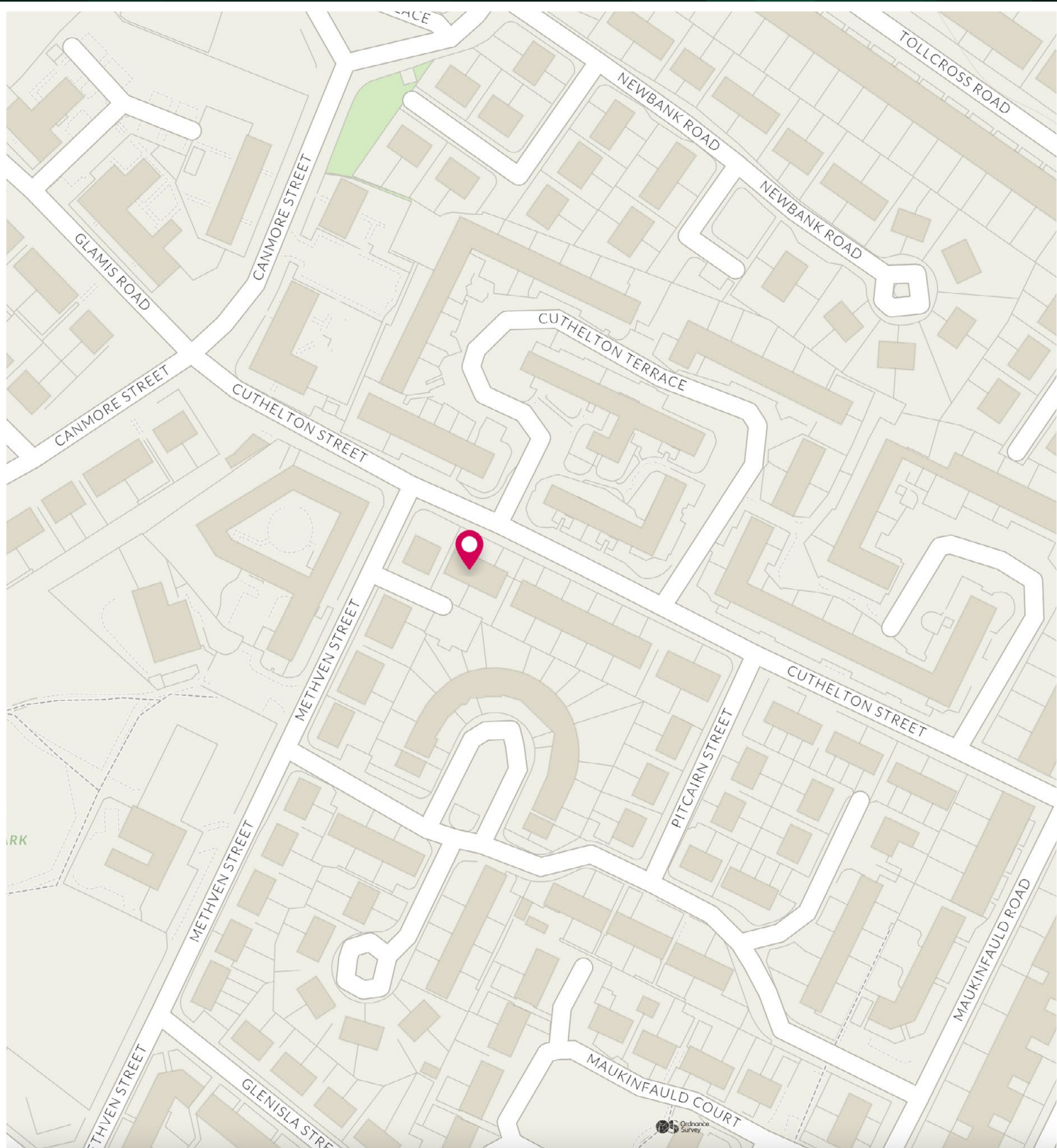




Cuthelton Street is a great place to live and commute from. Local shops, cafes and great food outlets are only a few minutes away. The area benefits from very regular public transport links, both by road and rail to the heart of the city in fifteen minutes or less.

Glasgow International Airport is located only seven miles away and the motorway links mean all areas of central Scotland are easily attainable on a daily basis.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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