



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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4/1 187 Knightswood Road

KNIGHTSWOOD, GLASGOW, G13 2EX





# Knightswood

GLASGOW, G13 2EX

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

Offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments, for example, Knightswood and Corpus Christi Primary schools are either sides of the property. The property is also well placed for Knightswood Secondary.

Motorway links are a five-minute drive and bus and rail links are also a short distance away. For relaxing, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for family fun times.



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We are delighted to bring to the market this stunning three-bedroom apartment, beautifully presented and in walk-in condition. Given the location and the bright and airy spacious layout, this apartment offers a great place to call home. The property is presented in excellent decorative order throughout.

The accommodation consists of a very spacious and immediately impressive open plan lounge/diner with fantastic double aspect panoramic windows that flood the room with natural light. The stylish kitchen area is finished in oak wood units and includes an electric hob, electric oven, freestanding washing machine, and an under-counter fridge unit.

The three bedrooms in this apartment are all bright and spacious with ample space for free-standing furniture and excellent built-in wardrobes. As expected in this executive apartment the spacious master bedroom benefits from a luxury en-suite with a large standalone

enclosure containing a mains shower.

Finally, the property is completed by the stylish bathroom which is very contemporary and is finished with a white three-piece suite with a mains shower over the bath.

The apartment is kept warm, comfortable and secure courtesy of the double glazing, electric convection heating, and secure entry system. The unusually spacious loft area helps to keep longer-term storage items organized and out of sight. Residents' parking is adjacent to the apartment. Externally the surrounding grounds are well kept and indicate the quality nature and excellent attention to detail of these Executive apartments.

Early viewing is strongly advised to any young professionals, small family or indeed a canny Buy-To-Let investor looking for an executive grade apartment that offers first-class and beautifully presented accommodation in one of Glasgow's most popular west end residential areas.

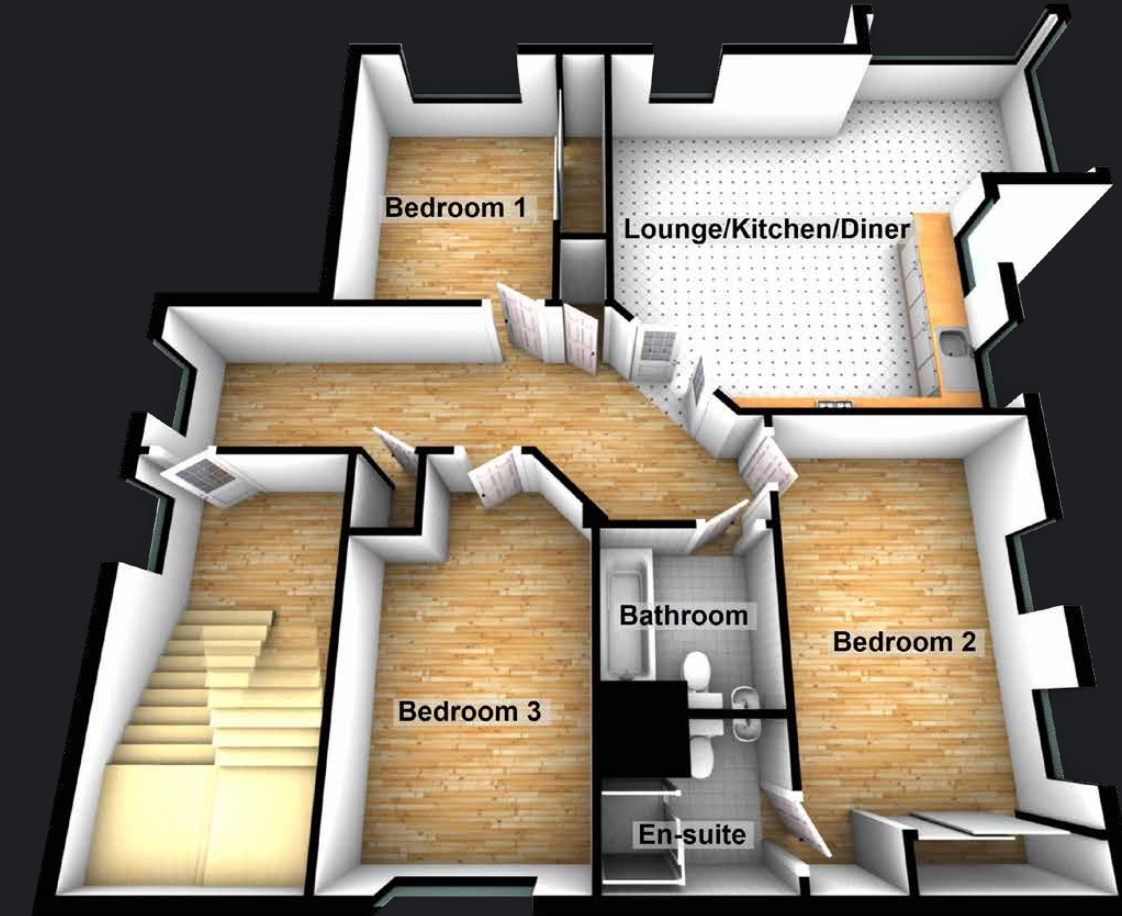






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner	6.57m (21'7") x 6.26m (20'6")
Bedroom 1	4.00m (13'1") x 2.80m (9'2")
En-suite	2.00m (6'7") x 1.69m (5'7")
Bedroom 2	5.20m (17'1") x 3.10m (10'2")
Bedroom 3	4.70m (15'5") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup> | EPC Rating: C

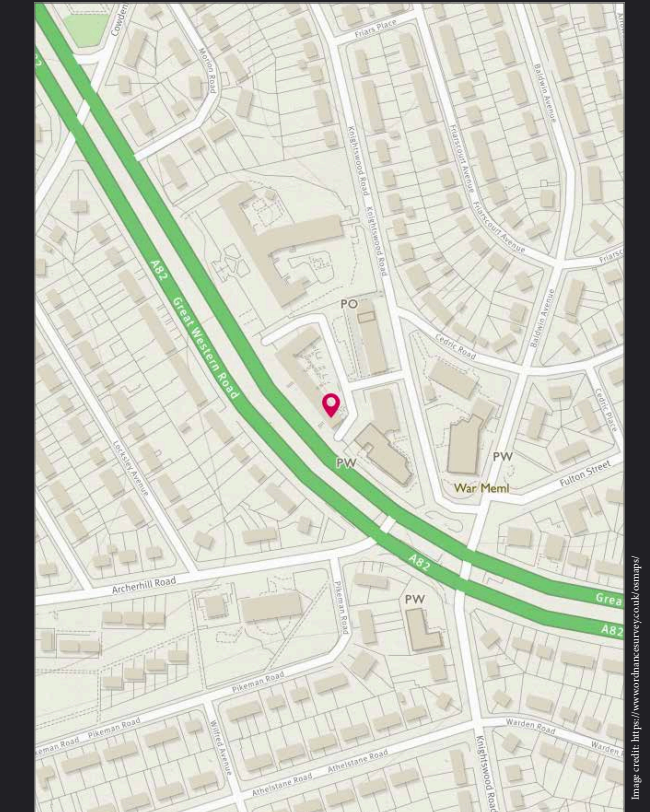


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