




McEwan Fraser Legal

Solicitors & Estate Agents

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81/3/1 Knightswood Road

KNIGHTSWOOD, GLASGOW, G13 2XF



Knightswood Glasgow

G13 2XF

“... Set in the heart of the ever-popular residential area of Knightswood ...”

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

Located, only a short stroll away from local amenities and schooling catchments. Motorway links are a five minutes drive away and bus and rail links are also only five minutes away. There are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for more relaxing times.



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We are delighted to bring to the market this stunning two-bedroom apartment. Set in the heart of the ever-popular residential area of Knightswood and beautifully presented in absolute walk-in condition.

Developed by renowned builder 'Cala', the quality, stylish accommodation on offer of these apartments certainly ticks the boxes. Given the Knightswood location and the bright and airy spacious layout, it is clear to see this apartment offers a great place to call home for anyone to enjoy.

The property is presented in great decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the fantastic accommodation on offer.

The accommodation consists of a very spacious and immediately impressive open plan lounge/diner with large windows that flood the room with natural light. The room offers flexibility with ample space for two sofas and a dining table.

The stylish galley kitchen area is finished in beautiful wood units and includes a gas hob, electric oven, integrated washer drier and fridge and freezer. It's clear to see it has been very well designed for both style and functionality, and the layout ensures the chef

will never be far away from the party.

The two double bedrooms in this apartment are both 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 an electric 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 bath and attractive tiling to the walls.

The apartment is kept warm, comfortable and secure courtesy of the double glazing, gas central heating and secure entry system. Residents parking is un-allocated and adjacent to the apartment. Externally the surrounding grounds are very 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 which offers first-class and beautifully presented accommodation in one of Glasgow's most popular west end residential locations.



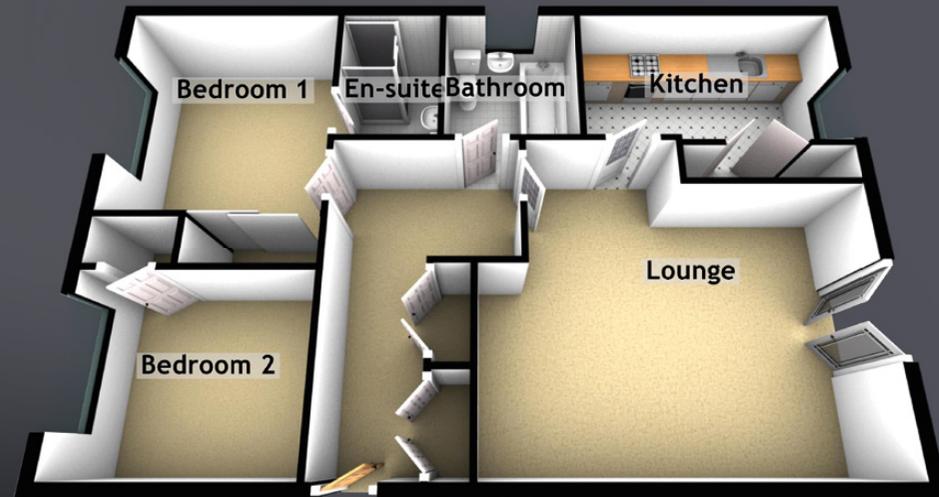
“... beautifully presented in absolute walk-in condition ...”





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

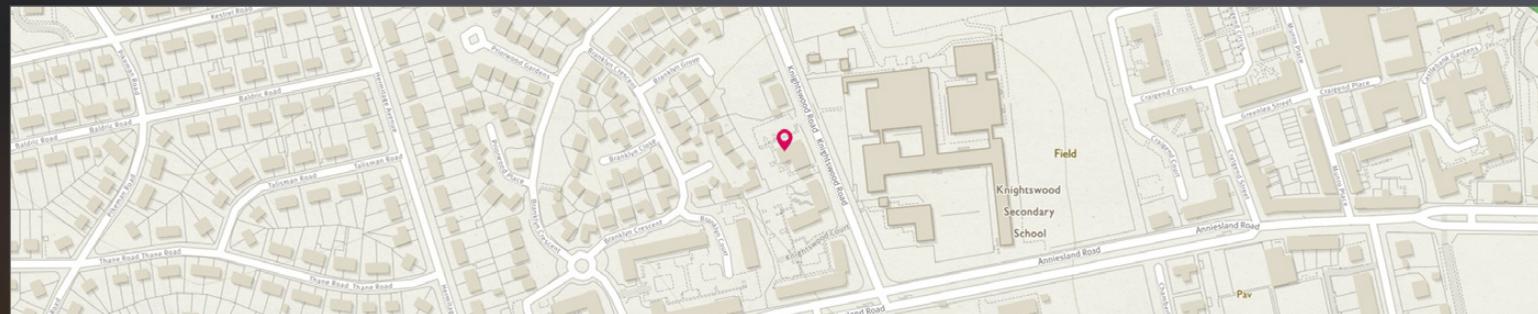


Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 2.80m (9'2")
Kitchen	3.90m (12'10") x 2.80m (9'2")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
En-suite	2.10m (6'11") x 1.50m (4'11")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 75m²

EPC Rating: B






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**Part
 Exchange
 Available**

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Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer