




McEwan Fraser Legal

Solicitors & Estate Agents

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172 Kelso Street

GLASGOW, G13 4BJ



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The popular location of Kelso Street is well placed within easy reach of local amenities. St Brendan's Primary School and Garscaddens Primary School are both close to hand. The amenities of Clydebank and Anniesland are also both within easy reach. There is a regular bus service available nearby with Yoker Train Station only approximately a 6-minute walk away.



172 KELSO STREET

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We are delighted to offer to the market this excellent three-bed upper cottage flat, set in a popular family-friendly area. This great family home makes a perfect place to raise a family as it is presented in great condition.

The upgraded accommodation consists of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The light floods in from the large window making a very relaxing space. The kitchen is a real hub for the family around mealtimes. It's perfect for the home, finished in a range of white fitted units, with an electric cooker and ample space for the free-standing fridge freezer and washing machine.

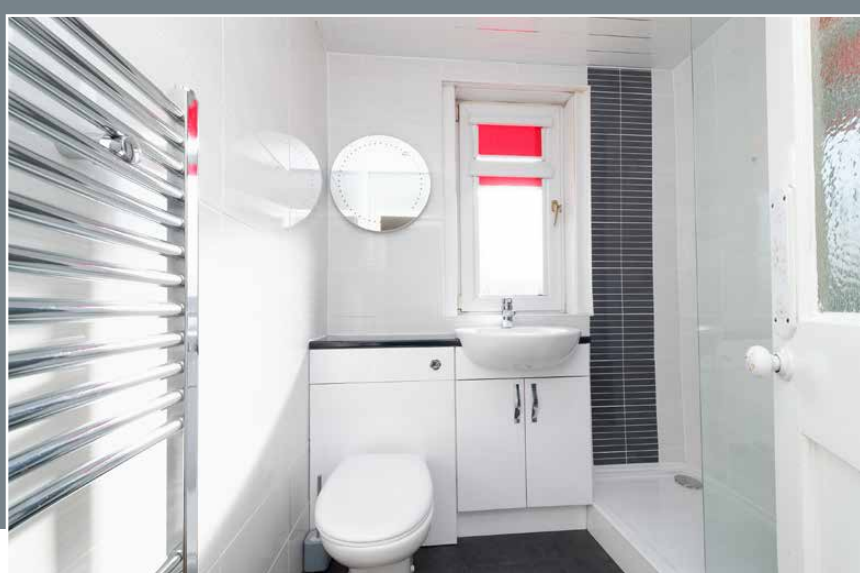
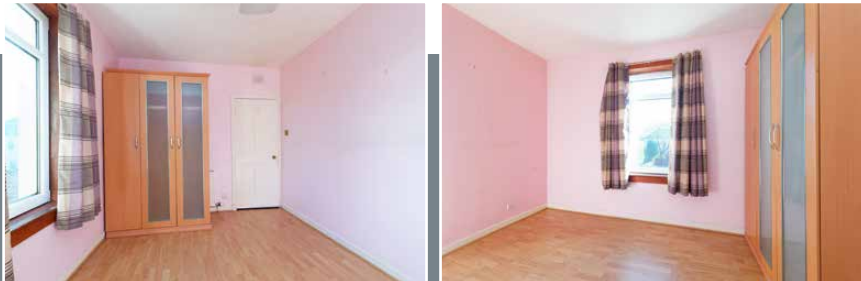
The lovely family bathroom is modern, bright and fresh, finished in a white suite with a large standalone shower enclosure that contains an electric shower and ensures an instant supply of endless hot water for long refreshing showers.

There are three good sized bedrooms in this lovely home, all with ample space for free-standing furniture. There are also plenty of cupboard spaces to help keep everything clutter free and in its place.

The home is kept warm and comfortable via the double glazing and gas central heating. The garden space is spacious and offers a great place to relax on sunnier days. Parking is off-street on the sizeable driveway to the side aspect.

Some properties tick all the boxes, we believe this is definitely one of them. Early viewing is strongly advised for this great family property with lots of further potential.

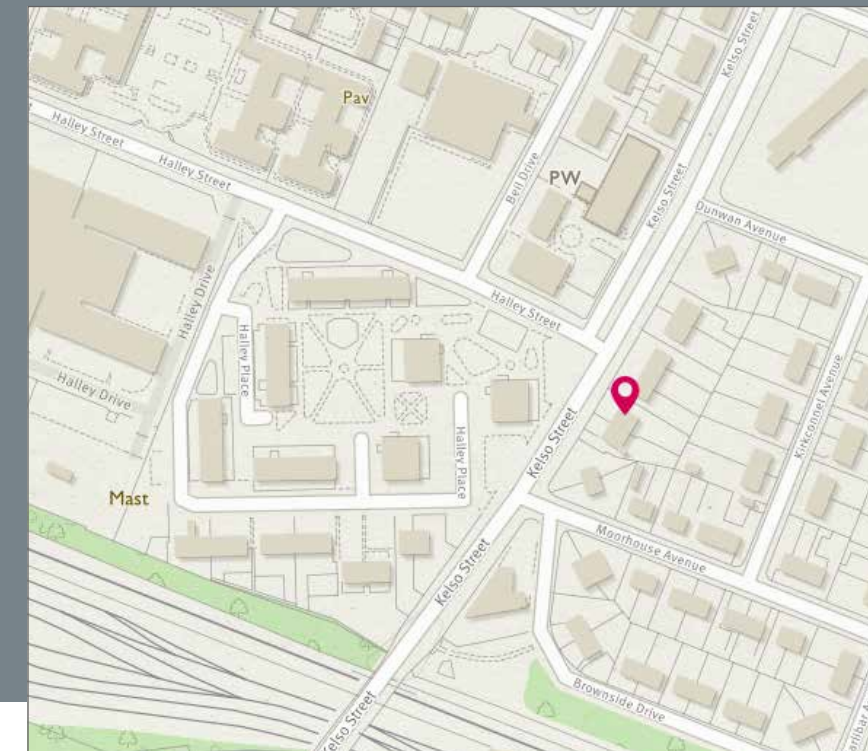




Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.65m (12') x 2.30m (7'7")
Bedroom 3	4.00m (13'1") x 3.60m (11'10")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 84m² | EPC Rating: B






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