



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**53 Glenmill Crescent**

GLASGOW, G53 7HL

# THE LOCATION

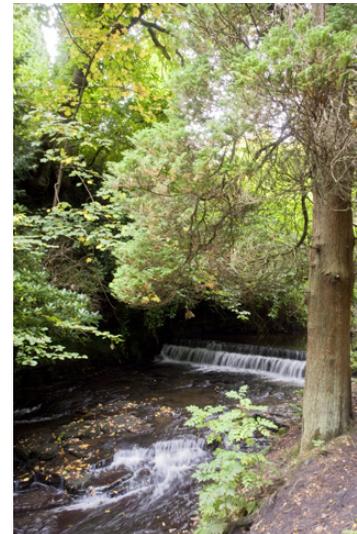
GLASGOW, G53 7HL

53 Glenmill Cres, Glasgow, is a great place to live and commute from.

The transport links by bus and rail are both frequent and close at hand. It is a mere six miles to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning

all areas of central Scotland are easily accessible on a daily basis.

There is an excellent range of schools and amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



# 53 GLENMILL CRESCENT

GLASGOW, G53 7HL

We are delighted to bring to the market this immaculate 2-bed mid-terrace home, set in a popular family-friendly street that's known for its neighbourly spirit.

The accommodation on offer is particularly well presented to a standard that is probably better than when first built. The current owners have a real passion for interior design and the quality of the home they have created and enjoyed is evident to any discerning viewer.

The accommodation comprises of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The kitchen is perfect for the home, finished in a lovely range of sleek units, with a gas hob, electric oven and ample space for the free-standing fridge freezer and washing machine. It all helps to make it a great space for any chef to serve up a marvellous meal. There is also ample space for a dining table.

The family bathroom is bright, fresh and beautifully finished with a modern white suite and a mains shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers.

There are two good sized bedrooms in this lovely home, both are bright and have ample space for free-standing furniture.

A downstairs WC is always a welcome feature of a busy modern home and this one looks as good as new.

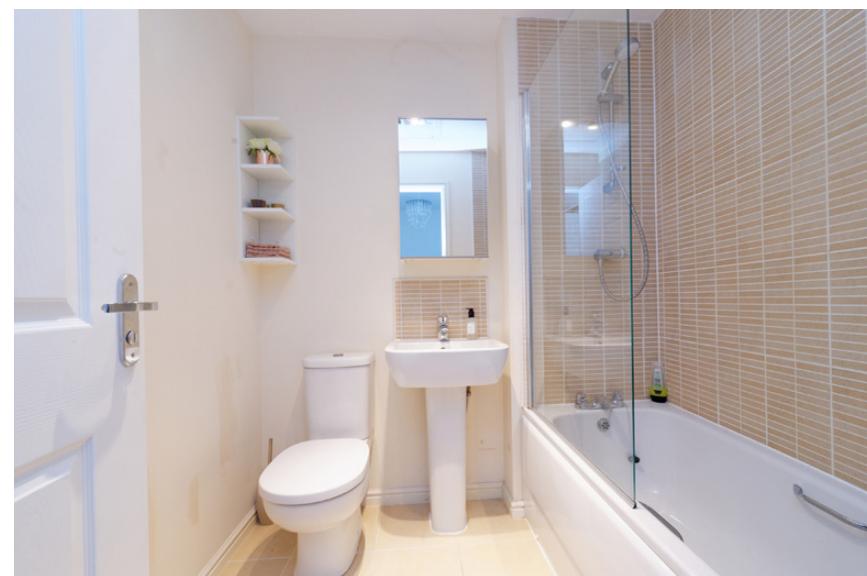
The home is kept warm and comfortable via the double glazing and gas central heating.

The lovely garden space is also a real feature, it is secure and pet/child-friendly and on sunnier days the decked area offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day.

There are two allocated parking spaces adjacent to the property.

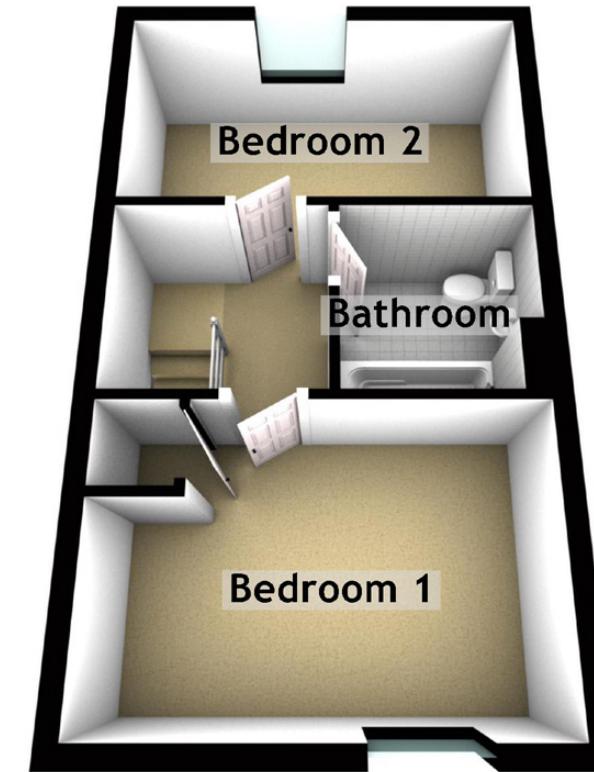
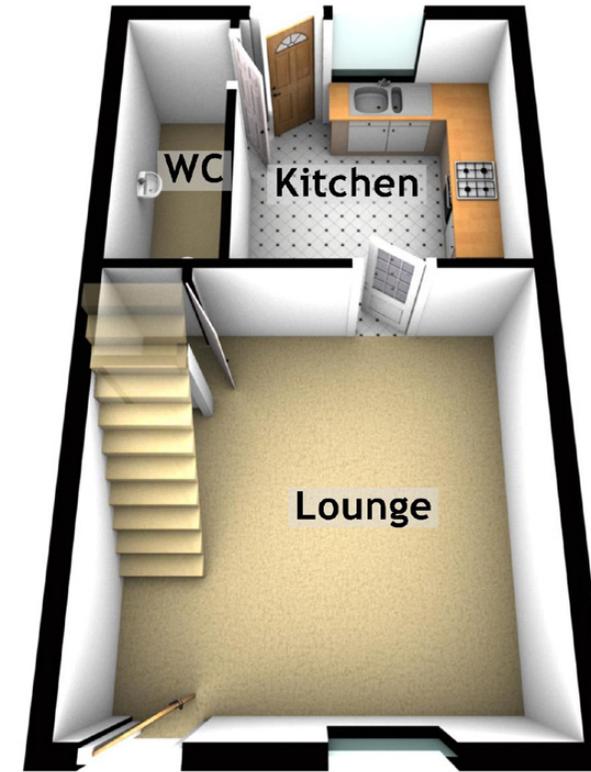
This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking a fantastic family home with all the hard work already done.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



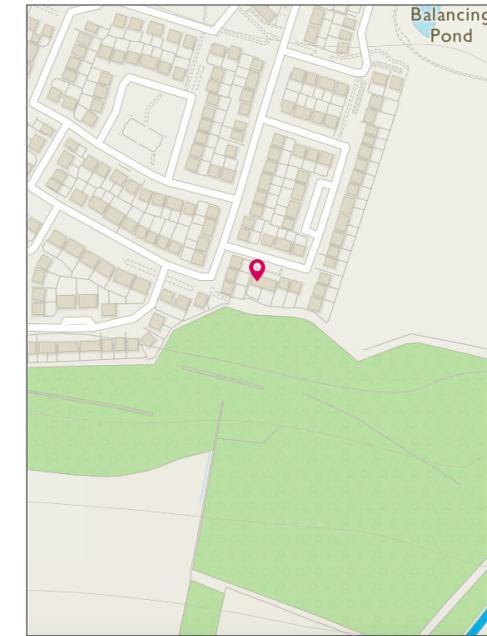
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.90m (9'6")
WC	2.90m (9'6") x 1.00m (3'3")
Bedroom 1	4.10m (13'5") x 2.70m (8'10")
Bedroom 2	4.10m (13'5") x 2.20m (7'3")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.





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Text and description  
**KEN MEISAK**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer