




McEwan Fraser Legal
Solicitors & Estate Agents
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88 Honeybog Road
GLASGOW, G52 4EQ

Glasgow

G52 4EQ

The popular area of Penilee in 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 eight miles to the heart of Glasgow city centre.

For those traveling 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 all within easy reach, making it a very popular place to call home.



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We are delighted to bring to the market this lovely two-bed upper cottage flat, 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; it is an area where everybody knows each other.

The property makes a perfect place to raise a family and it is presented in great condition, leaving the lucky new owners little to do except move in and start enjoying it. The accommodation comprises of a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations.

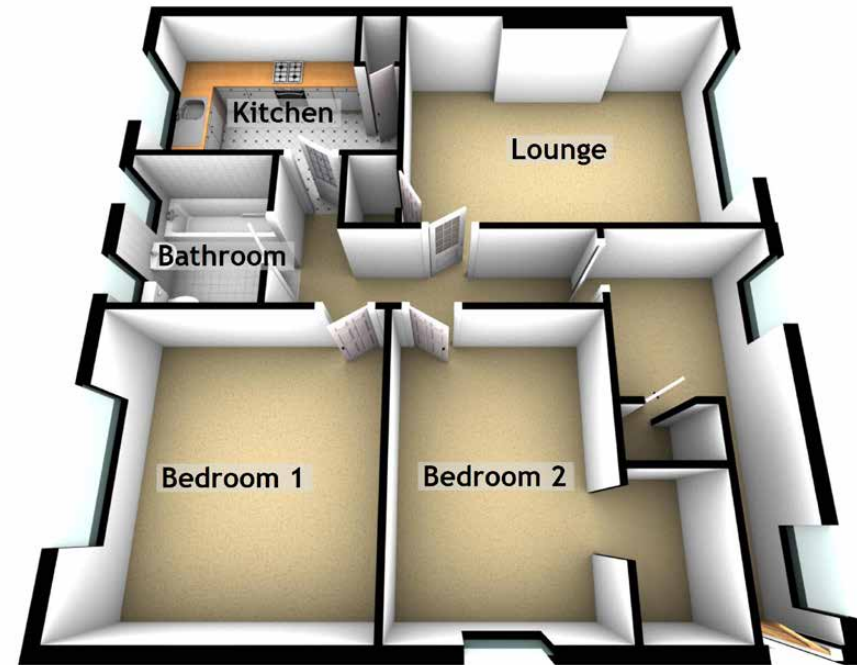
The kitchen is perfect for the home, finished in a lovely range of natural wood fitted units, with a gas hob and ample space for the freestanding fridge freezer and washing

machine. Freestanding appliances may be available by separate negotiation.

The family bathroom is bright and finished in a white suite with an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers. There are two good sized bedrooms in this home, both have ample space for free-standing furniture. The home is kept warm and comfortable via the double glazing and gas central heating with a new boiler installed in January. The garden space is also a real bonus, and on sunnier days offers a great place to relax.

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 advised.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.70m (12'2")
Kitchen	3.80m (12'6") x 2.50m (8'2")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 76m²

EPC Rating: D

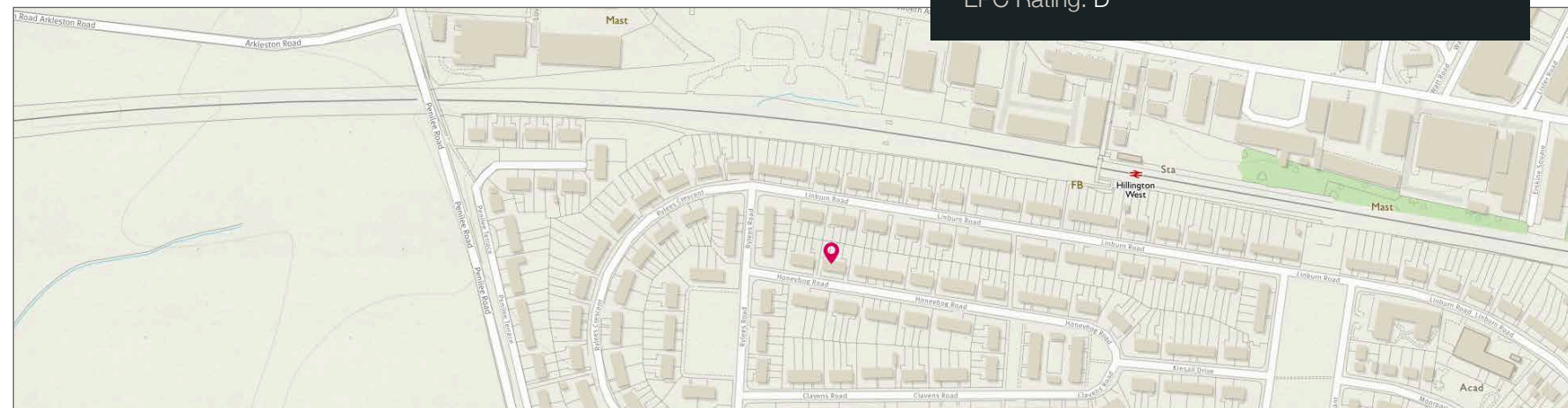


Image credit: <https://www.outmapsurvey.co.uk/omaps/>



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Text and description
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Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
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 Designer