



Fully Renovated Three Bedroom Family Home In an Ever Popular Location



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McEwan Fraser Legal are delighted to bring to the market this striking three-bedroom, terraced villa in the desirable, quiet location of Glasgow Southside, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. It has been completely renovated throughout to a very high standard and is presented to the market in impeccable "walk-in" condition.

THE LOUNGE



The welcoming entrance leads to all rooms on this level. The formal lounge is flooded with natural light from the window to the front aspect, it flows perfectly into the formal dining area which has views to the back aspect with doors that lead into the beautiful garden.

THE DINING AREA



THE KITCHEN



The kitchen is entered through a door from the dining area and has been newly upgraded by Howden's, it has been fitted to include a modern range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a host of integrated appliances and free-standing appliances which are available by separate negotiation.

There is also a downstairs WC which has just been upgraded to an excellent standard.



Journeying upstairs, the crisp and contemporary styling continues. You will discover three bright and airy well-proportioned bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required. A contemporary family bathroom suite, which has also just been upgraded - completes the impressive accommodation internally.

THE BATHROOM



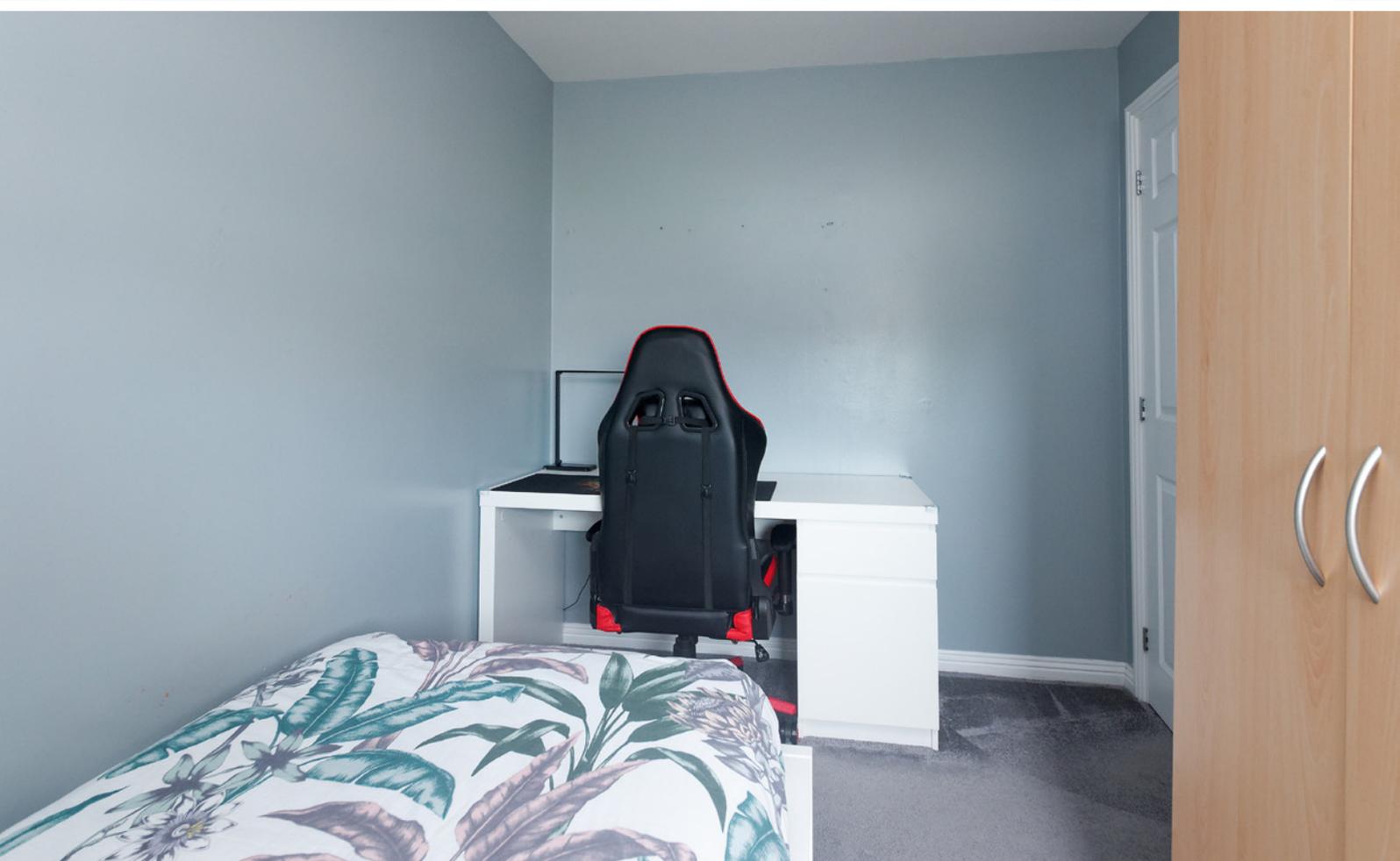
BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, there is a driveway to the side of the property providing off-road parking. The rear garden is fully enclosed and is a real suntrap, many an evening will be spent relaxing on the decking enjoying the peace and quiet. There is also a brand-new shed in the garden with electricity points installed. The high specifications of this family home also include double glazing and gas central heating for additional comfort. Finally, a 4K HD CCTV Camera POE System is in place to provide discerning buyers with added security in this magnificent family home.

This property is ideal for first-time buyers, families and for those who are looking to start a property portfolio with the letting potential of £1,250, - £1,400 per calendar month. This property truly is in "walk-in" condition and has all the privileges one would need.

Some properties really do tick every box, this is one of them.

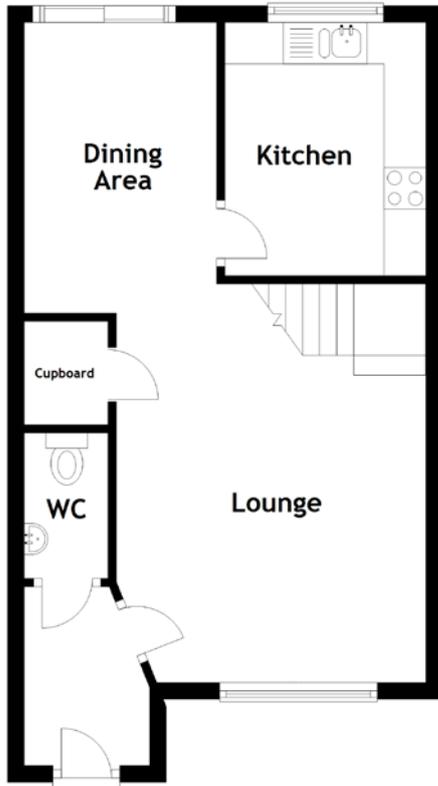
EXTERNALS



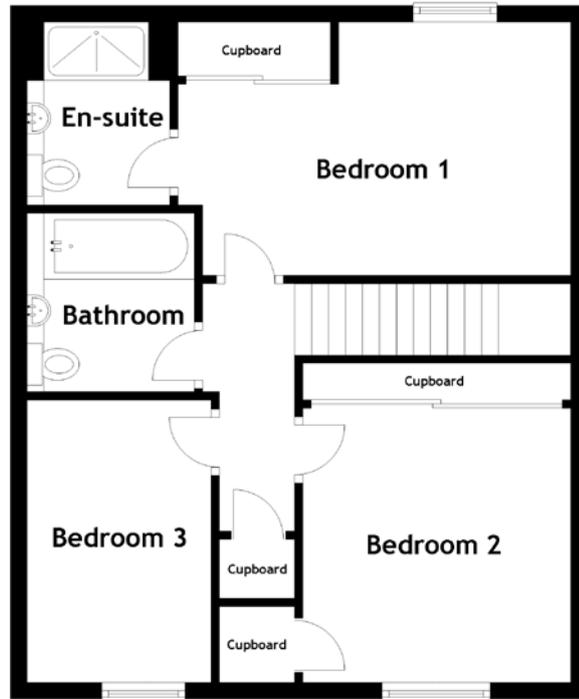


FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



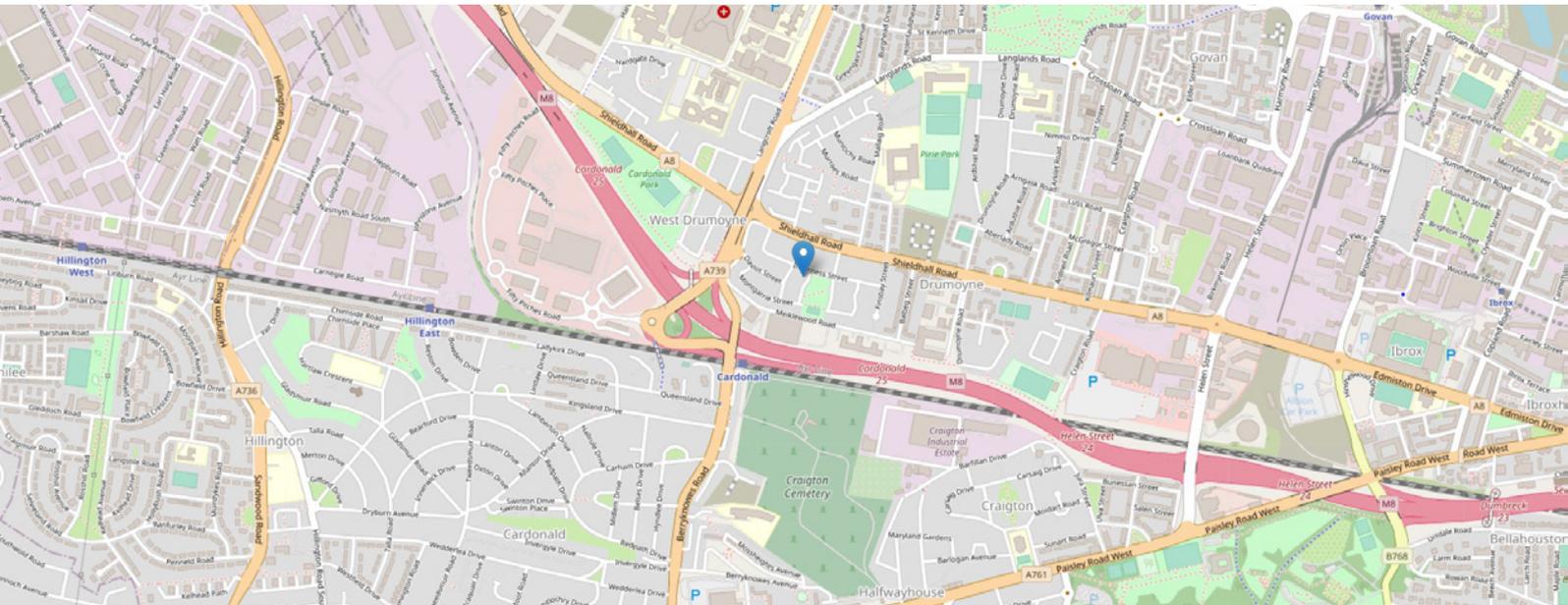
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Dining Area	3.50m (11'6") x 2.30m (7'7")
Kitchen	3.05m (10') x 2.40m (7'10")
WC	1.75m (5'9") x 1.00m (3'3")
Bedroom 1	4.80m (15'9") x 3.05m (10')
En-suite	2.20m (7'3") x 1.70m (5'7")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")

Bedroom 3 3.40m (11'2") x 2.20m (7'3")
Bathroom 2.15m (7'1") x 2.00m (6'7")

Gross internal floor area (m²): 90m²
EPC Rating: B

Available by separate negotiation: All Furniture, 4K HD CCTV Camera POE System and Electrical Appliances: Hotpoint Washer Dryer Combo, Hotpoint Dishwasher and Hotpoint Fridge Freezer.



THE LOCATION

Cairnban Street is situated within an ever-popular area to the south of Glasgow and is well located for a host of amenities.





The area benefits from excellent access to the national motorway network with the M8 motorway a short drive away. There are local shops close to hand and Braehead Shopping Complex is only a few minutes away by car. It offers an extensive range of high street retailers, along with a wide variety of leisure pursuits including Xscape Activity Centre with ski runs and bowling alleys. Alongside the Braehead Shopping Complex, Silverburn Shopping Centre is less than a ten-minute drive away.

The property is within walking distance from the new Queen Elizabeth University Hospital (QEUH) as well as many other local amenities such as ASDA, Morrisons, Aldi, Lidl, McDonalds, KFC, Starbucks, Greggs, IKEA.

Cardonald Station is also within walking distance.



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