

36 Diana Avenue

GLASGOW, G13 3JN



Excellent 2 bed lower cottage flat, Set in the ever-popular area of Knightswood, great accommodation



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this excellent two-bed lower cottage flat, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are still very much alive here.

THE LOUNGE



The upgraded accommodation consists of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The focal point of the room is a feature fireplace and the light floods in from the large window making a very relaxing space.

THE KITCHEN



The kitchen is the hub of any home around meal times and this one is finished in a lovely range of white fitted units, with a gas hob, electric oven, built-in microwave and ample space for a freestanding fridge freezer and washing machine.



The fully tiled wet room is bright and fresh and finished with an electric shower. There are two good-sized bedrooms in this lovely home, both with ample space for free-standing furniture. There are also plenty of cupboard spaces throughout the property to help keep everything clutter free and in its place.

THE WET ROOM



BEDROOM 1



BEDROOM 2



The home is kept warm and comfortable via double glazing and gas central heating. The garden space to the front and rear aspects offers a great place to relax on sunnier days. Parking is on-street.

Some properties tick many boxes, we believe this is one of them. Early viewing is advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

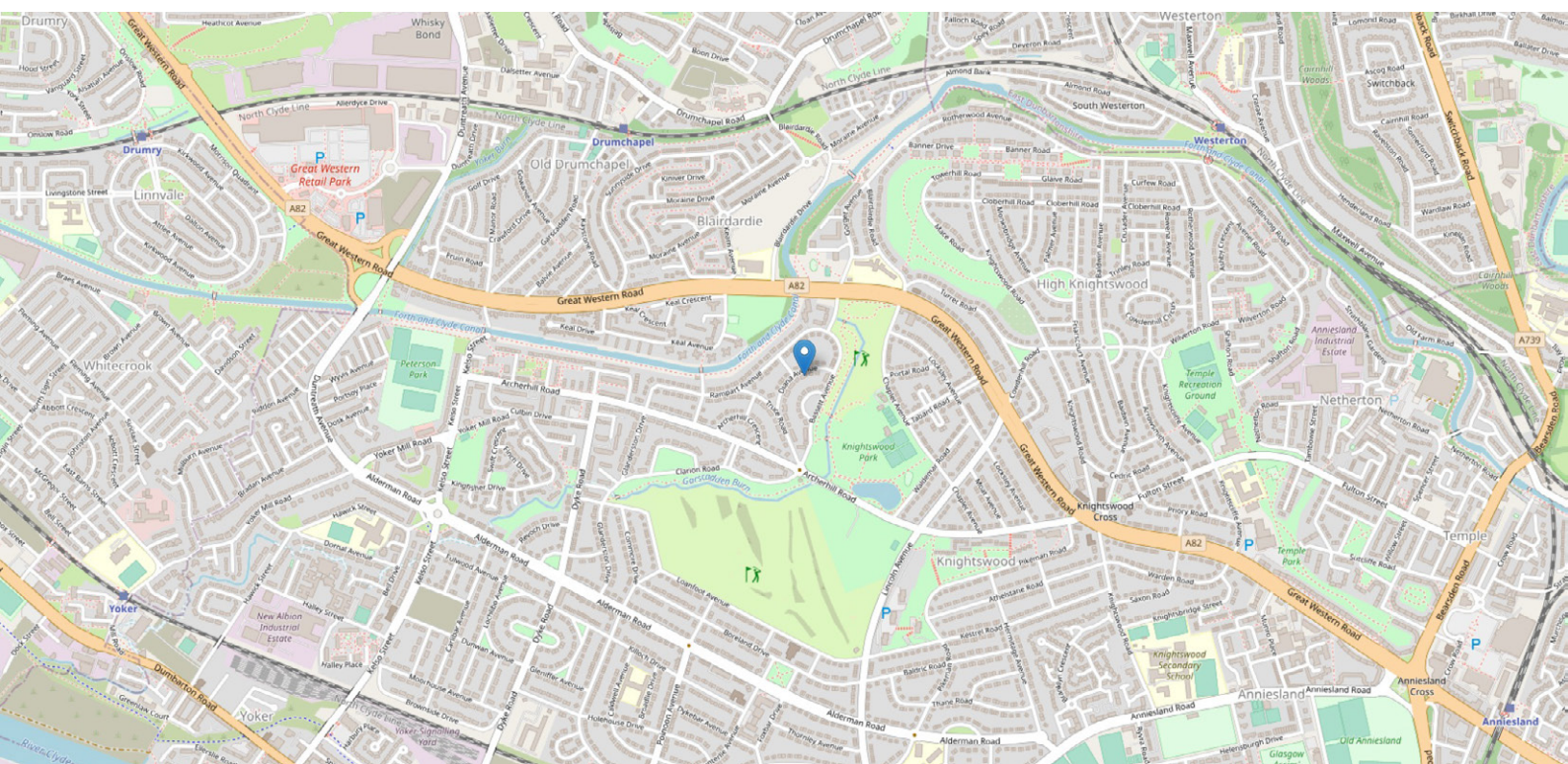


Approximate Dimensions (Taken from the widest point)

Lounge	4.25m (13'11") x 3.90m (12'10")
Kitchen	4.10m (13'5") x 1.90m (6'3")
Wet Room	2.85m (9'4") x 1.40m (4'7")

Bedroom 1	3.95m (13') x 3.65m (12')
Bedroom 2	3.60m (11'10") x 3.00m (9'10")

Gross internal floor area (m²): 67m²
EPC Rating: C



THE LOCATION

Situated within the hugely popular and sought after location of “Knightswood”, this property would be a super acquisition for anyone given the accommodation and excellent neighborhood community spirit.





Located, only a short stroll away from local amenities and schooling catchments. Knightswood Primary School, Westerton Primary School and Rowena nursery, which is linked with the Gaelic School and receives additional funding as a Gaelic language base, are all within a short walk. Knightswood and St Thomas Aquinas Secondary schools are also easy reached.

Motorway links along with bus and rail links are only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family. Part Exchange available.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.