

# 91c Lenzie Way

GLASGOW, G21 3TB



*NEWLY REFURBISHED, TWO BEDROOM  
SPACIOUS MAISONETTE FLAT*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

McEwan Fraser Legal are delighted to offer for sale this newly refurbished, upper two-bedroom maisonette flat which would be a super acquisition for either a first-time buyer, small family or an investment purchaser given its superb location, which offers great commuting links as well as very easy access to local amenities and popular schooling catchments.

The flat is fully refurbished and has been well designed to maximise the natural available light, room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. In more detail, on the lower floor there are two double bedrooms, one of which has built-in storage and both with plenty of space for free-standing furniture if required. The upper floor contains a hallway, lounge with a window looking over the surrounding area and newly fitted kitchen with a good range of floor and wall-mounted units and worktop space and finally, the three-piece family bathroom with a shower over the bath.

The flat also benefits from updated electric heating and double glazing throughout and a secure door entry system. The outside space includes off-street parking.

---







**The Kitchen**







**Bedroom 1**





**Bedroom 2**







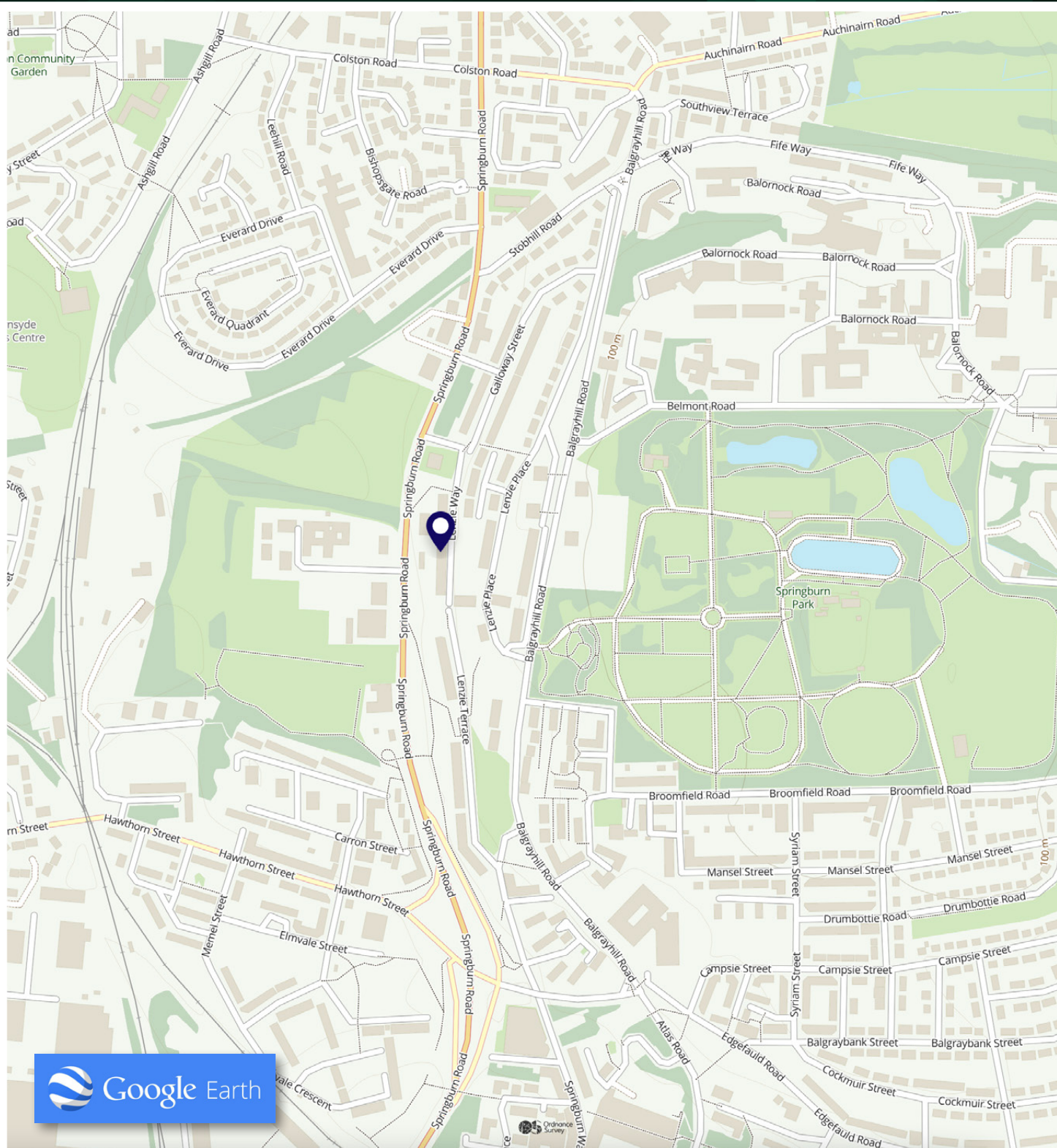




The property is located in a popular yet quiet residential pocket of Springburn to the north of Glasgow City Centre, conveniently placed for access to local amenities including shops and excellent public transport services which link with the city centre and surrounding areas. There are also excellent road links close by giving easy access to the city centre and the central belt motorway network system.







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**CONNIE NUGENT**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
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 from 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.