




McEwan Fraser Legal

Solicitors & Estate Agents

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74 Hermitage Avenue

KNIGHTSWOOD, GLASGOW, G13 3QP



Knightswood

GLASGOW, G13 3QP

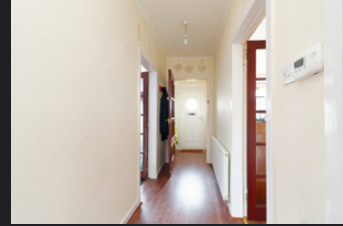
Situated within the hugely popular and sought after location of Knightswood, this property would be a superb acquisition for a first-time buyer, young couple or Buy-To-Let investor, given its superb accommodation, positioning and excellent neighbourhood community spirit.

Offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments, for example, Knightswood and Corpus Christi Primary schools are either sides of the property. The property is also well placed for Knightswood Secondary.

Motorway links are a five-minute drive and bus and rail links are also a short distance away. For relaxing, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for family fun times.

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McEwan Fraser Legal is delighted to present this two-bedroom lower cottage flat to the market.

Located on a quiet street, the property offers spacious accommodation and would make for an ideal first-time purchase, a sound buy-to-let investment or would be perfect for those considering downsizing. Room dimensions are generous and internal viewing is highly recommended.

On entering the property, you'll walk into the welcoming hallway that leads directly to the main reception on your left. This is a flexible space and offers a range of potential furniture configurations and great levels of natural light. The kitchen sits directly behind the lounge and enjoys a good range of base and wall-mounted units. There are two generous sized double bedrooms, which are both light and airy. There is also plenty of space for a range of free-standing furniture in both rooms and you will never want for wardrobe space. Internal accommodation is completed by an ample bathroom which boasts a three-piece suite and shower over bath.

The property also benefits from off-street parking to the front and private section of the rear garden. Finally, the property also comes with gas central heating and double-glazing throughout.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.60m (11'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 67m² | EPC Rating: D

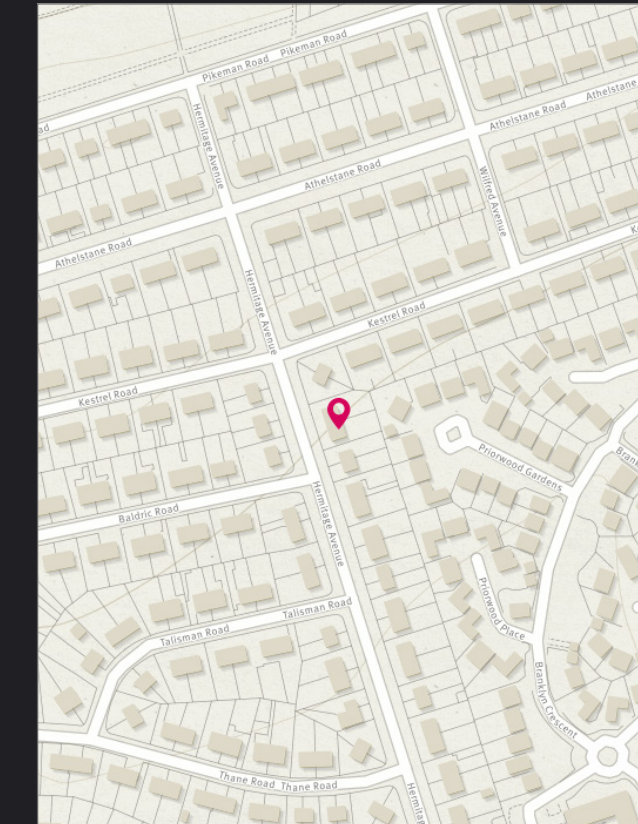


Image credit: <https://www.outdooractive.com/>




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**Part
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Text and description
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