




McEwan Fraser Legal
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26 Calfhill Road

GLASGOW, G53 5YJ

THE LOCATION

GLASGOW, G53 5YJ

26 Calfhill Road, Pollock, 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 six miles to the heart of Glasgow city centre.

For those travelling 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 including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



26 CALFHILL ROAD

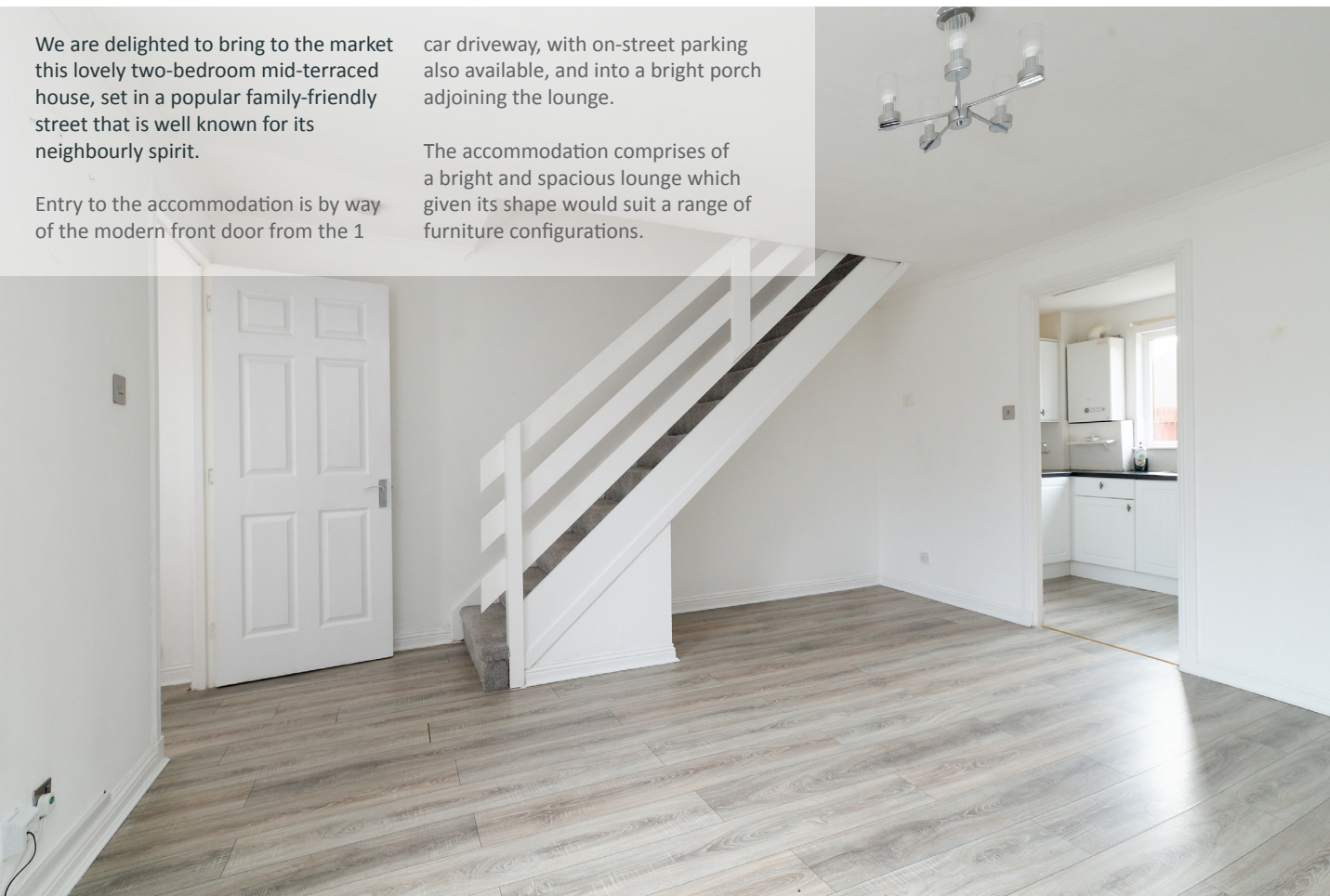
GLASGOW, G53 5YJ

We are delighted to bring to the market this lovely two-bedroom mid-terraced house, set in a popular family-friendly street that is well known for its neighbourly spirit.

Entry to the accommodation is by way of the modern front door from the 1

car driveway, with on-street parking also available, and into a bright porch adjoining the lounge.

The accommodation comprises of a bright and spacious lounge which given its shape would suit a range of furniture configurations.



The kitchen/diner is perfect for the home, finished in a lovely range of fitted units, with a gas hob, electric oven, stainless steel cooker hood and ample space for the free-standing fridge freezer and washing machine.

The wall-mounted breakfast bar completes the room nicely. It all helps to make it a great space for any chef to serve up a marvellous meal.

Recently decorated throughout, the property features quality laminate throughout the ground floor accommodation and the stairway and bedrooms benefit from new grey fitted carpeting with modern light fittings and new electrical outlets throughout.



The stunning family shower room is bright, fresh and beautifully finished with easy clean 'Aqua' wall panels, quality floor tiles and a chrome towel rail along with a large double sized shower enclosure with a triple function modern shower ensuring an instant supply of piping hot water for long refreshing showers.





There are two good sized bedrooms in this lovely home, both have ample space for free-standing furniture with the first bedroom boasting a very large alcove wardrobe recess and the second bedroom benefitting from a built-in sliding door wardrobe. The home is kept warm and comfortable via the double glazing and gas central heating and further benefits from a top of the range alarm system.

Although there is ample storage space in the upper accommodation cupboard space the attic space is partially floored with the potential for development, subject to appropriate consents being obtained.

The lovely garden space is also a real feature, it is secure and pet/child-friendly and on sunnier days the seating area offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day.

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 strongly advised for anyone seeking a fantastic family home with all the hard work already done.

SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen	4.40m (14'5") x 2.30m (7'7")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
Bedroom 2	2.90m (9'6") x 2.40m (7'11")
Shower Room	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 61m²

EPC Rating: C

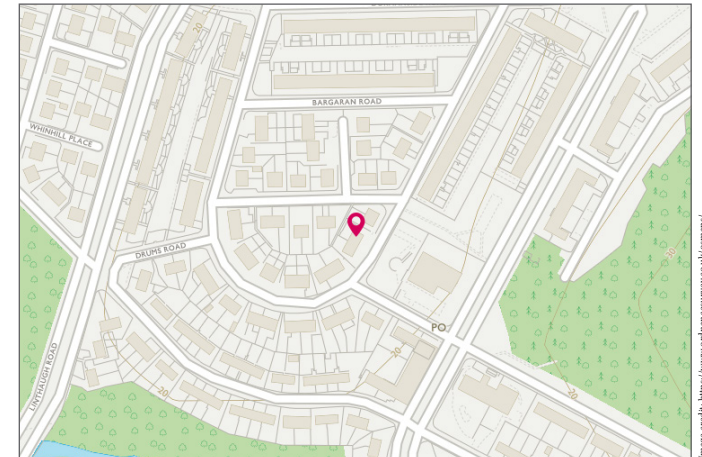


Image credit: <https://www.openstreetmap.org/>



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