




McEwan Fraser Legal

Solicitors & Estate Agents

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51 Golf Drive

OLD DRUMCHAPEL



We are delighted to offer to the market this three bed semi-detached property situated in an excellent position within the popular location of Old Drumchapel.

This property would be a superb acquisition for a developer, young couple or small family seeking blank canvas with which to upgrade and create their own internal 'Grand Design'.

Old Drumchapel offers great commuting links by bus and rail (with the train station approximately a 5 minutes walk from the property and the journey into the city centre

taking only fifteen minutes) as well as very easy access to local amenities (The Great Western Retail Park is within walking distance).

There's a great range of stores nearby and schooling catchments for both Primary and Secondary schools are both within a short distance. For those who like relaxing walks, there are many local parks, and the famous Clyde and Forth canal is great for cycling or a leisurely stroll. There is also the beautiful scenery of Loch Lomond which is only a twenty-minute drive away.

We are delighted to offer to the market a fantastic interior design and makeover opportunity, set in the ever-popular West End location of Old Drumchapel. This spacious semi-detached property will hold particular appeal for anyone with a flair for interior design and with the imagination and vision to see how a new sleek designer kitchen and a sumptuous new bathroom along with a decorative remodel will take this family home to another level of comfort and desirability for 21st-century living.

The accommodation comprises of a spacious lounge with light flooding in from the large windows and allowing the room to enjoy an unusually high level of light and airiness that's very appealing and relaxing.

The kitchen is in obvious need of complete remodelling and currently contains a range of units with space for a cooker, washing machine and fridge freezer. One potential upgrade (subject to building approval) would be to remove the wall between the kitchen and the dining room to open up the space to a fabulous kitchen /diner with French doors to the rear garden.

Potential exists subject to Planning Consent for the property to be

extended to add additional living accommodation such as a Sun-Lounge or Conservatory.

The bathroom contains a white suite and as mentioned could be really fantastic with just a little imagination and a modern makeover.

The three bedrooms are bright and spacious with plenty of room for free standing furniture, and the third bedroom could make a great Home Office space if required.

The driveway caters well for off-street parking and the concrete garage is a bonus for storage or anyone who likes to tinker with a hobby.

The rear garden is a real sun-trap, with a great array of plants and shrubs, the space is perfect for kids and pets and for relaxing on sunnier days.

The property is double glazed and heated by electric heaters.

This is a very rare listing for anyone seeking a great opportunity where they can let their creative talents run wild and create a truly unique and stunning home of their dreams. Early viewing is a must.



Lounge / Kitchen



Dining Room



Bedroom 1



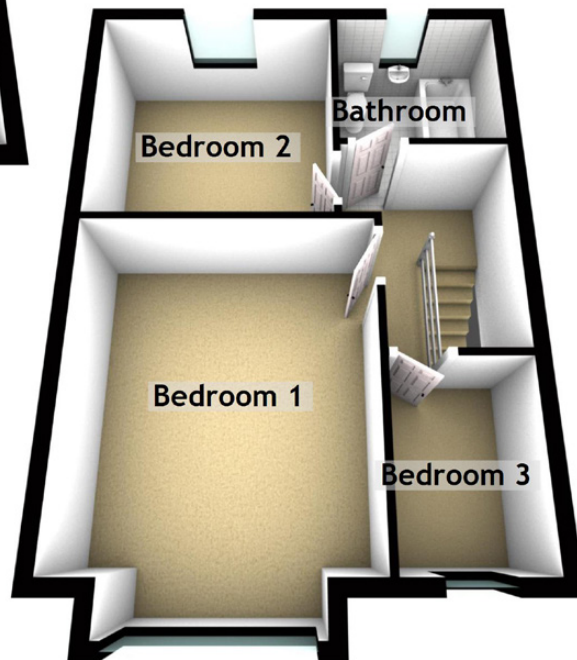
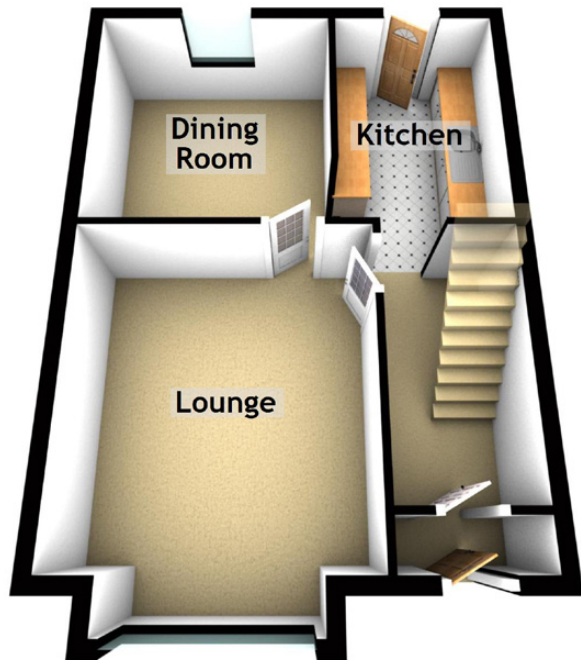
Bedroom 2



Bedroom 3





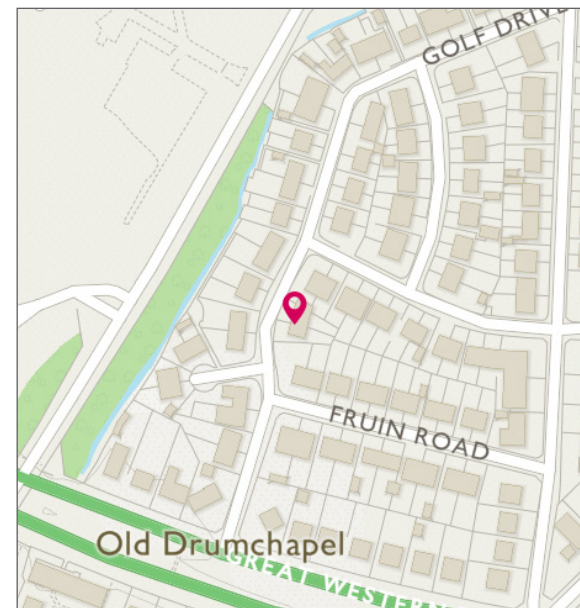


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Dining Room	3.20m (10'6") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.20m (7'3")
Bedroom 1	4.80m (15'9") x 3.70m (12'2")
Bedroom 2	2.40m (7'10") x 1.80m (5'11")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 86m² | EPC Rating: F

Extras (Included in the sale): Freestanding appliances available by separate negotiation.



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