




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

36B Gilbertfield Street

GLASGOW, G33 3TG



RUCHAZIE

GLASGOW

Gilbertfield Street is situated within the Ruchazie area of Glasgow and conveniently located with a host of amenities including shops, supermarkets and schooling. The property is a five minute walk from the Fort Shopping Centre which offers a variety of retail shops, restaurants and a cinema.

The excellent road and public transport links allow easy access throughout Glasgow and the central belt, with Glasgow city centre less than a ten minute drive away.





36B GILBERTFIELD STREET

RUHAZIE, GLASGOW

We are delighted to offer to the market this spacious two-bedroom, mid-terraced villa split over two levels positioned in a popular pocket of Ruchazie. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

The formal lounge is pleasantly located to the rear of the property and offers an interesting outlook onto the rear garden from a set of French doors, which allow you to invite outside in. The kitchen has a modern range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of

appliances. A useful wc completes the accommodation on this level.

The first-floor accommodation offers two well-proportioned bedrooms. Both of which are bright and airy with space for additional free-standing furniture if required. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally the property has private front a rear gardens with a driveway to the front providing off-road parking. The rear garden is a real suntrap in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.



"...LOCATED TO THE REAR OF THE PROPERTY AND OFFERS AN INTERESTING OUTLOOK ONTO THE REAR GARDEN FROM A SET OF FRENCH DOORS..."





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Living Room	5.10m (16'9") x 4.50m (14'9")
Kitchen	3.09m (10'2") x 2.90m (9'6")
WC	2.20m (7'3") x 1.06m (3'6")

First Floor

Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.75m (12'4") x 2.95m (9'8")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 84m²

EPC Rating: C



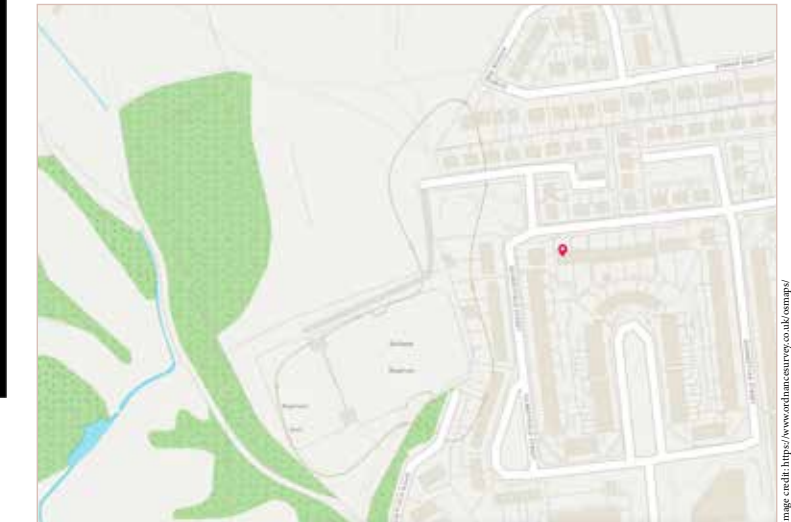
LOCAL AMENITIES



NEAR SCHOOLS



M8 ROAD LINKS





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
DIANE KERR
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer