

2 Orchard Grove

GIFFNOCK, GLASGOW, G46 7QU



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent 2 bed semi, immaculate condition, beautifully extended, fully upgraded, Giffnock area



McEwan Fraser Legal are delighted to offer to the market this excellent two-bed Semi, presented to the market in walk-in condition throughout. This beautiful property offers very comfortable accommodation which would make a fantastic buy for a couple, small family or even a sound Buy-to-let investment. Great emphasis has been placed on the creation of easily managed free-flowing space on a bright and fresh layout.

THE LOUNGE



Accessing the home through the entrance hall, it is immediately apparent the current owners have really looked after this lovely home, it's perfect for today's modern living. The warm and inviting lounge benefits from a traditional solid fuel fire with large windows that flood the room with natural light while the shape of the room offers a plethora of furniture layout options.

THE KITCHEN



The stunning kitchen/diner has been fitted to include an excellent range of floor and wall-mounted units, which provides a stylish and very efficient workspace. It further benefits from an integrated electric oven and gas hob, extractor hood, integrated fridge freezer, washing machine and dishwasher, making this the ideal kitchen for any chef to create a marvellous meal. The dining area offers excellent space for a family dining table and is sure to be the hub of the home around mealtimes. The property has been thoughtfully extended to create a fantastic family room, bathed in natural light from the Velux style windows and thoughtfully designed with a very handy shower room.



THE FAMILY ROOM



THE SHOWER ROOM



The upper level of the property hosts two tastefully decorated double bedrooms, both with ample storage. Both with a front garden aspect. The family bathroom consists of a white suite with a mains shower over the bath, ensuring an instant supply of hot water for refreshing showers.

BEDROOM 1



BEDROOM 2



THE BATHROOM



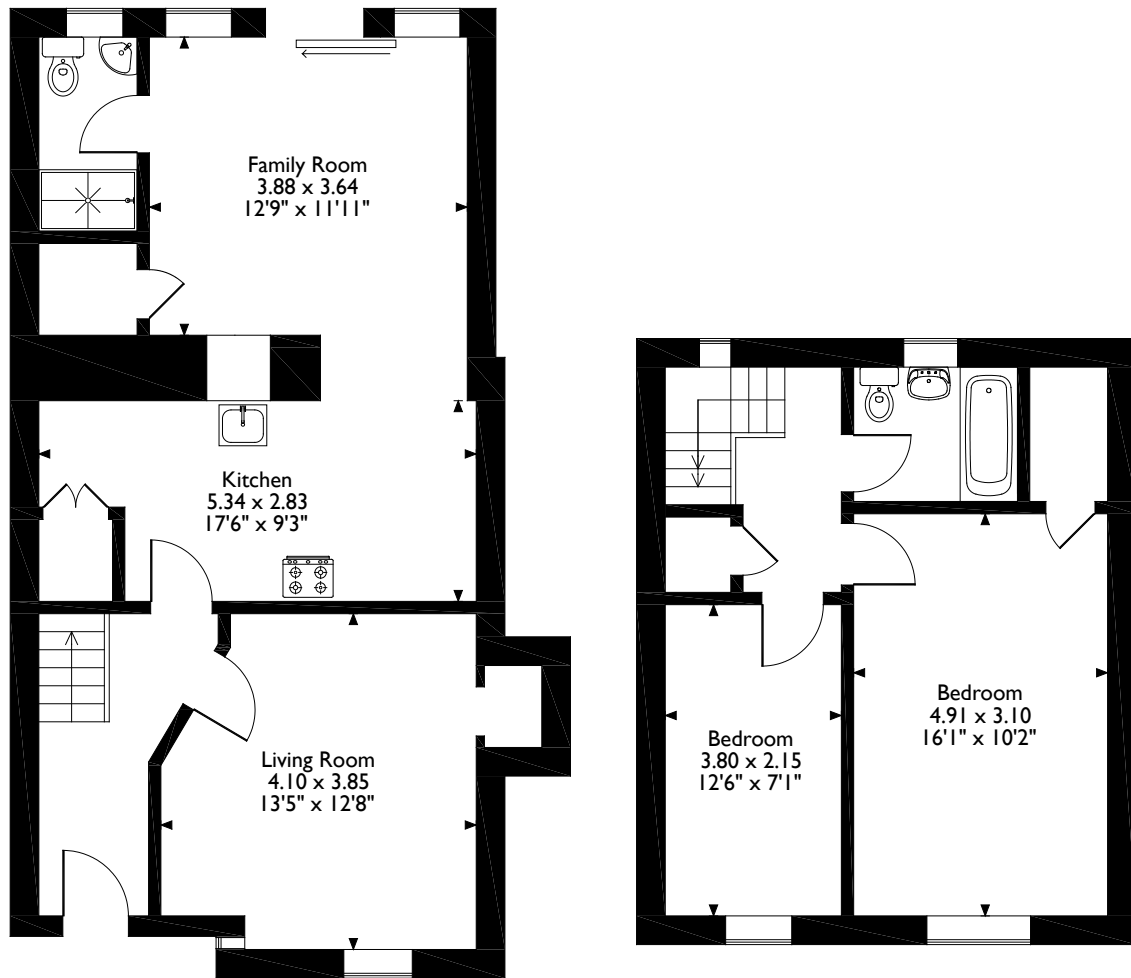
The exterior of the property mirrors the excellent condition of the interior and is complemented with low maintenance space. To the rear, the sun patio offers a fantastic spot to spend a summer's evening and entertain family and friends on sunnier days. The property further benefits from double glazing, gas central heating and off-street parking to the front and side aspects.

It is only after close inspection buyers will fully appreciate this impressive and comfortable home and therefore viewing is highly recommended at the earliest opportunity. This property is subject to a Buyer's Premium payable by the successful bidder.

THE GARDEN



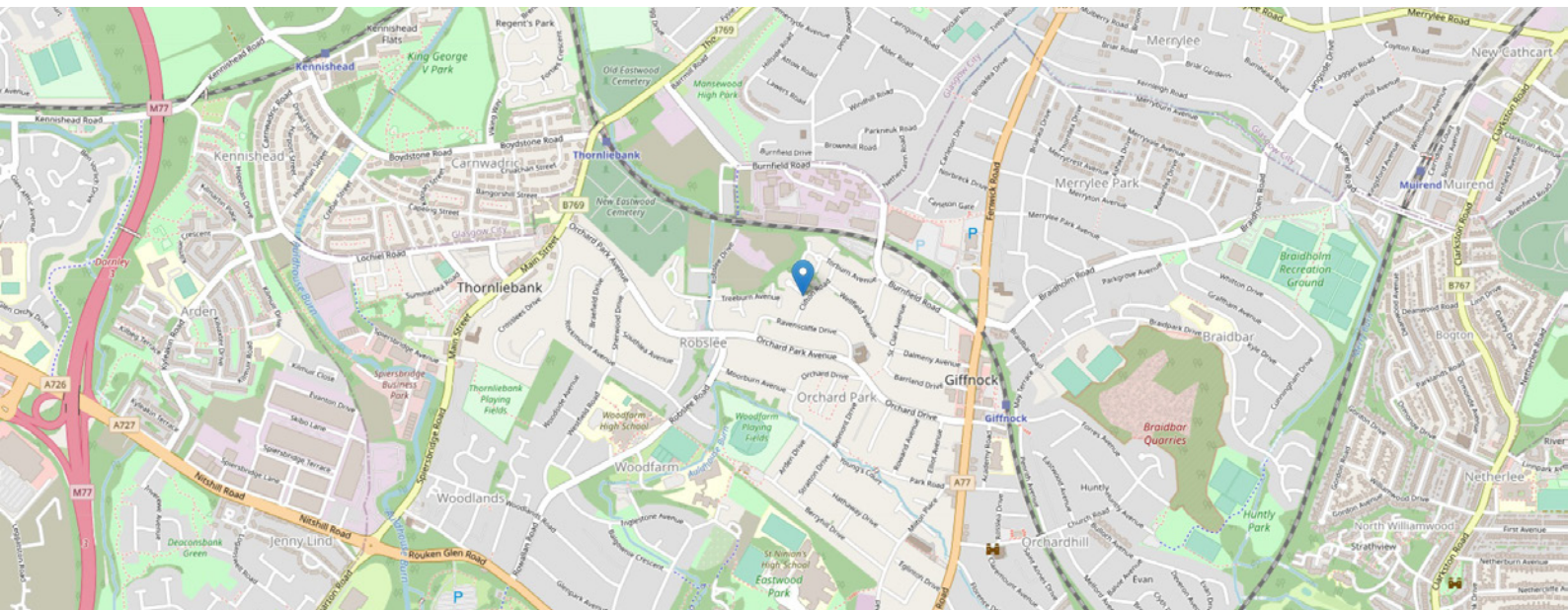
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: C

Buyer's Premium Value: £4200.00



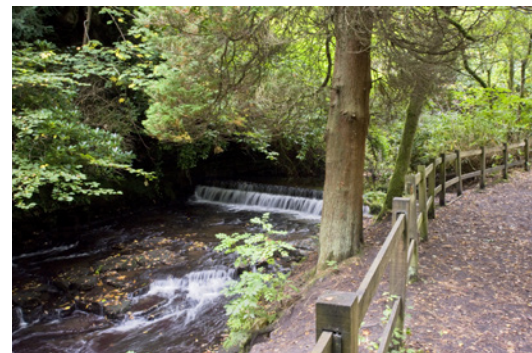
THE LOCATION

The eternally popular area of Giffnock 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 ten 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 all within easy reach, making it a very popular place to call home.



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