

148 Invergyle Drive

GLASGOW, G52 2BT



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



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to market a beautifully presented and successfully extended modern detached villa set within a highly sought-after residential area of Cardonald.

The property has been newly decorated and extensively refurbished over the years to a very high standard throughout offering spacious and various accommodation options where the rooms flow seamlessly from one to another. The property benefits from tremendous views on both aspects of the property.

On entering the property, you are met with a welcoming entrance hallway, a downstairs cloakroom WC, a generous-sized formal lounge or additional accommodation. There is another bedroom on this level which could also be used as an office space or studio.

What makes this property so special is the stunning extension which has created a massive kitchen with dining area and patio doors leading to the rear enclosed and easy-to-maintain garden. The kitchen really is the heart of the home and the centre island is moveable to allow for a plethora of different lay outs. The extension has also added further living space and is perfect for any family.



Kitchen/Diner





Kitchen/Diner





Kitchen/Diner





The Lounge











Bedroom 1





Bedroom 2

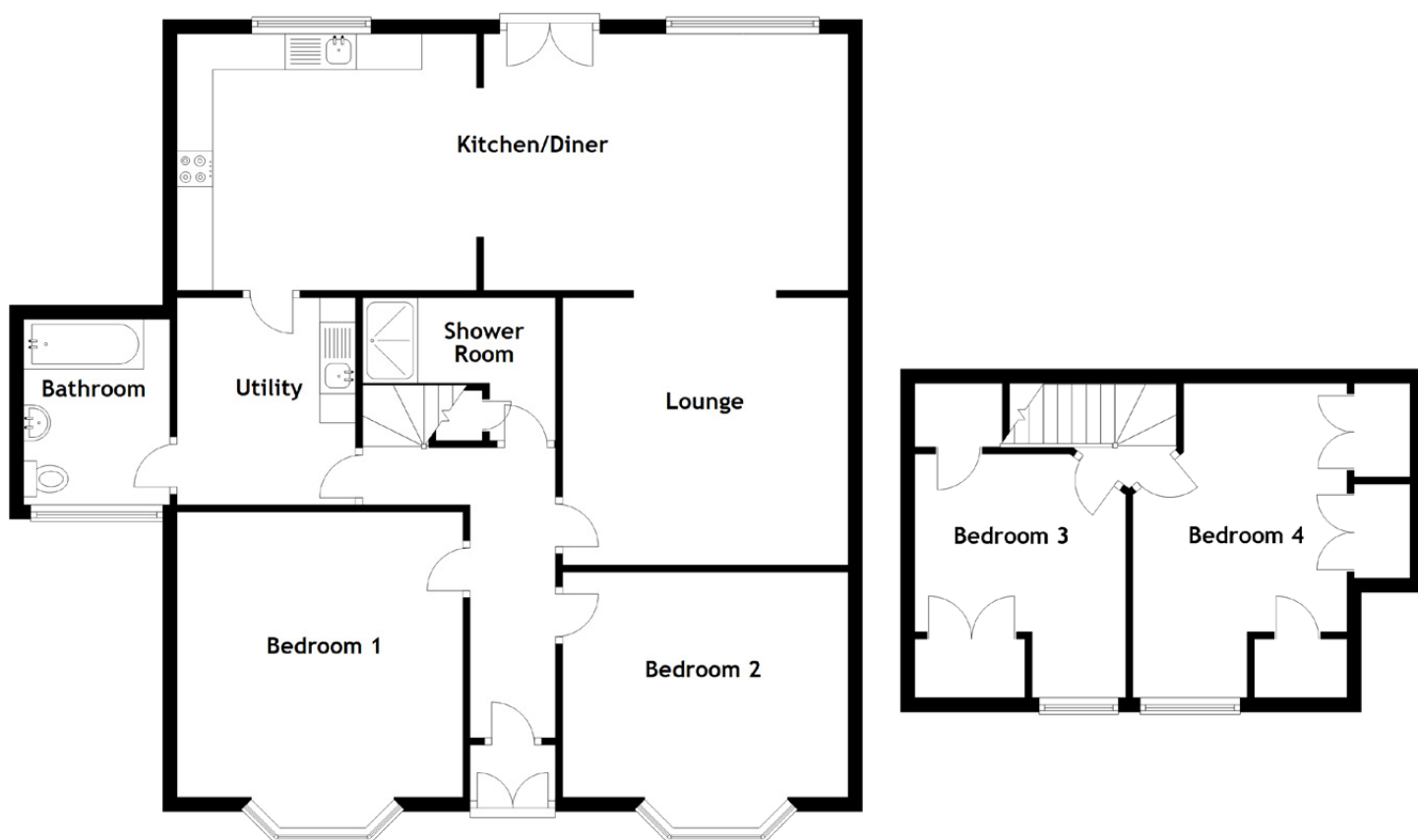




Moving upstairs there are two generous-sized double bedrooms, both with fitted wardrobes and plenty of additional space for free-standing furniture. The views from both upstairs rooms are brilliant, making it the perfect outlook to start/end your day.







Approximate Dimensions
(Taken from the widest point)

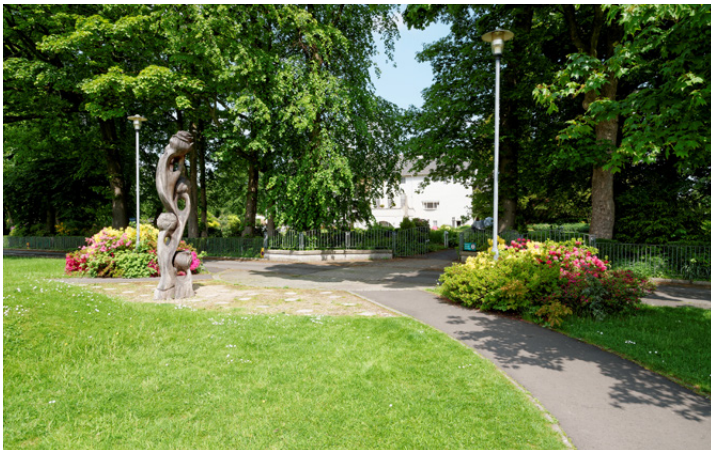
Kitchen/Diner	9.40m (30'10") x 3.60m (11'10")
Lounge	4.00m (13'1") x 3.75m (12'4")
Utility	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	4.00m (13'2") x 4.00m (13'2")
Bedroom 2	4.00m (13'1") x 3.16m (10'4")

Bathroom	2.60m (8'7") x 2.05m (6'9")
Shower Room	2.70m (8'10") x 2.00m (6'7")
Bedroom 3	3.41m (11'2") x 2.95m (9'8")
Bedroom 4	4.39m (14'5") x 3.00m (9'10")
Gross internal floor area (m ²): 135m ²	
EPC Rating: C	
Buyer's Premium Value: £4600	

Further features include gas central heating, double glazing, enclosed and easy maintained rear garden with mature hedging, large shed and seating area.

Early viewing is strongly advised.

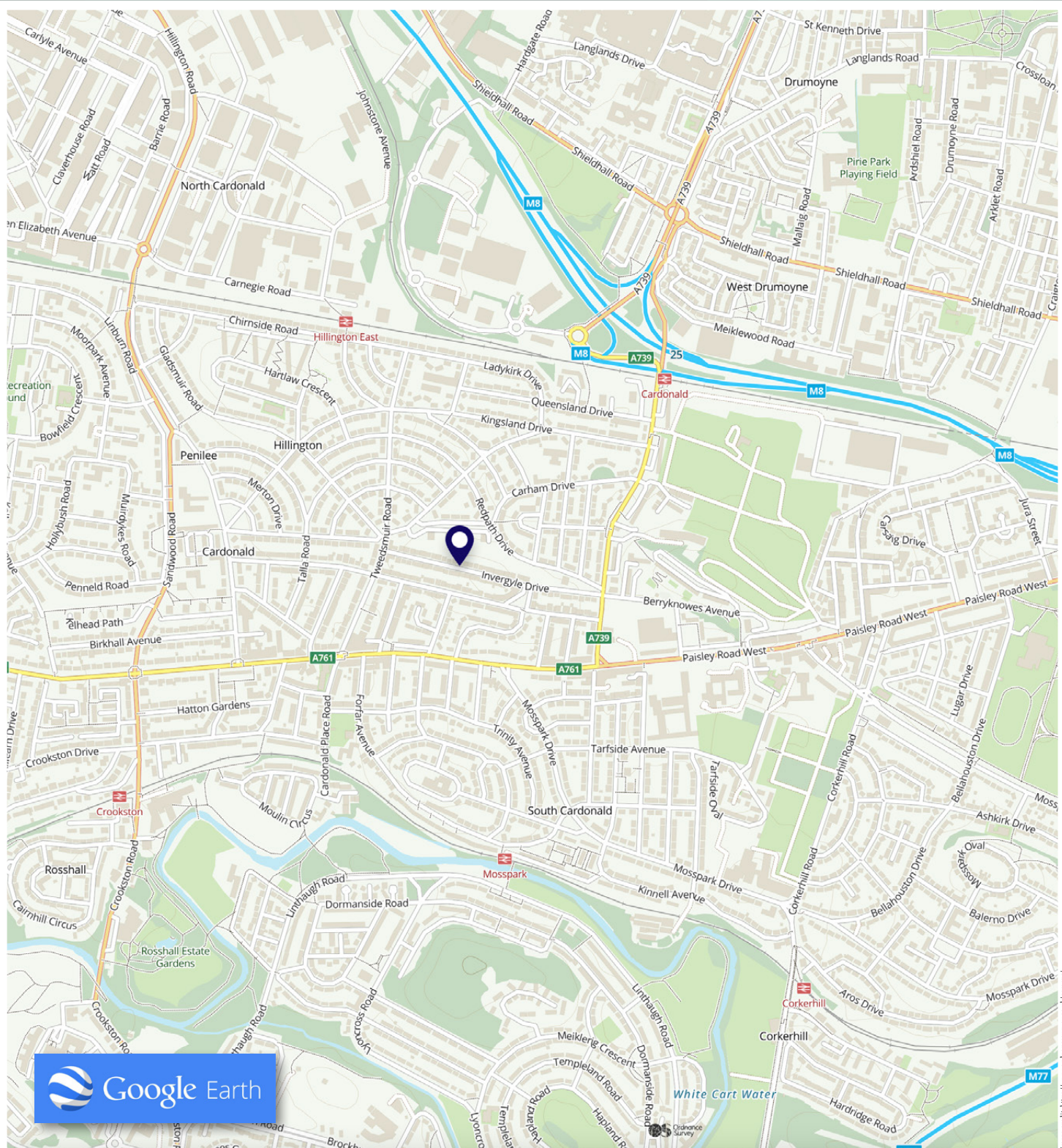




The popular area of Cardonald has a good range of both amenities and schooling. Primary and secondary schooling between Lourdes and Hillington are both only 5 minutes walk away and Ross Hall and Lourdes secondary schools along with Cardonald College are also only 10 minutes away.

Commuting across Glasgow and the central belt is easy given the close proximity to the motorway networks. There is also a good range of public transport services running regularly to the city centre.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.