

10 Sandbank Avenue

GLASGOW, G20 0DB



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



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*Stunning Two Bedroom Upper Cottage Flat, Fully
refurbished to an impeccable standard*



McEwan Fraser Legal is delighted to present this serene two-bedroom Upper Flat in Maryhill with a Beautiful Bathroom and Breathtaking Nearby Walks

This tranquil two-bedroom property is nestled in a charming part of Maryhill, away from the hustle and bustle. This “walk-in condition” home has not only been fully refurbished but also offers the added advantage of being surrounded by picturesque walks, allowing you to immerse yourself in the natural beauty of the area.

THE LOUNGE



As you enter, a stairway leads you to a cosy and inviting lounge that sets the tone for comfortable living. The room is adorned with tasteful finishes and bathed in natural light, creating a warm and welcoming ambience. This is the perfect spot to relax and unwind after a long day, the outlook is one of the finest in the city as it looks over the brand new footbridge that adorns the Clyde Canal, it lights up an evening and is a view one will never grow tired of.

THE KITCHEN



Adjacent to the lounge, you will find a well-appointed kitchen, complete with modern appliances and ample storage space. Whether you are a culinary enthusiast or enjoy simple home-cooked meals, this kitchen offers functionality and style, making it a pleasure to prepare your favourite dishes.



One of the highlights of this property is the beautiful bathroom. Step into a realm of relaxation and elegance as you immerse yourself in this oasis of calm. The carefully chosen fixtures, exquisite panelling, and soothing colour palette create an atmosphere of pure indulgence. Luxuriate in the bathtub or refresh under the invigorating rainfall shower, allowing the stresses of the day to melt away. Every detail has been meticulously designed to ensure a serene and rejuvenating experience.

THE BATHROOM



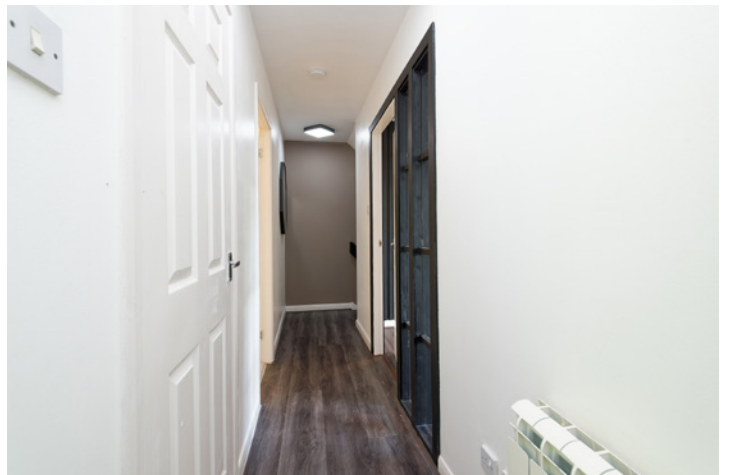
BEDROOM 1



BEDROOM 2



The two bedrooms in this home are thoughtfully designed, providing comfortable and private retreats. The master bedroom is a tranquil haven boasting a peaceful atmosphere, while the second bedroom offers versatility to suit your lifestyle needs, whether it be a guest room, office space, or a personal sanctuary, both have fantastic integrated storage. As you look out of the windows in both rooms, all you can see are trees - allowing for a sense of tranquillity that just doesn't exist in the area.



One of the true charms of this property lies in its proximity to stunning walks and natural wonders. Immerse yourself in the breathtaking beauty of the Clyde Canal as you explore the nearby trails, taking in panoramic views, lush greenery, and the serenity of nature. Whether you prefer a leisurely stroll or an invigorating hike, there is something for everyone in this idyllic location.

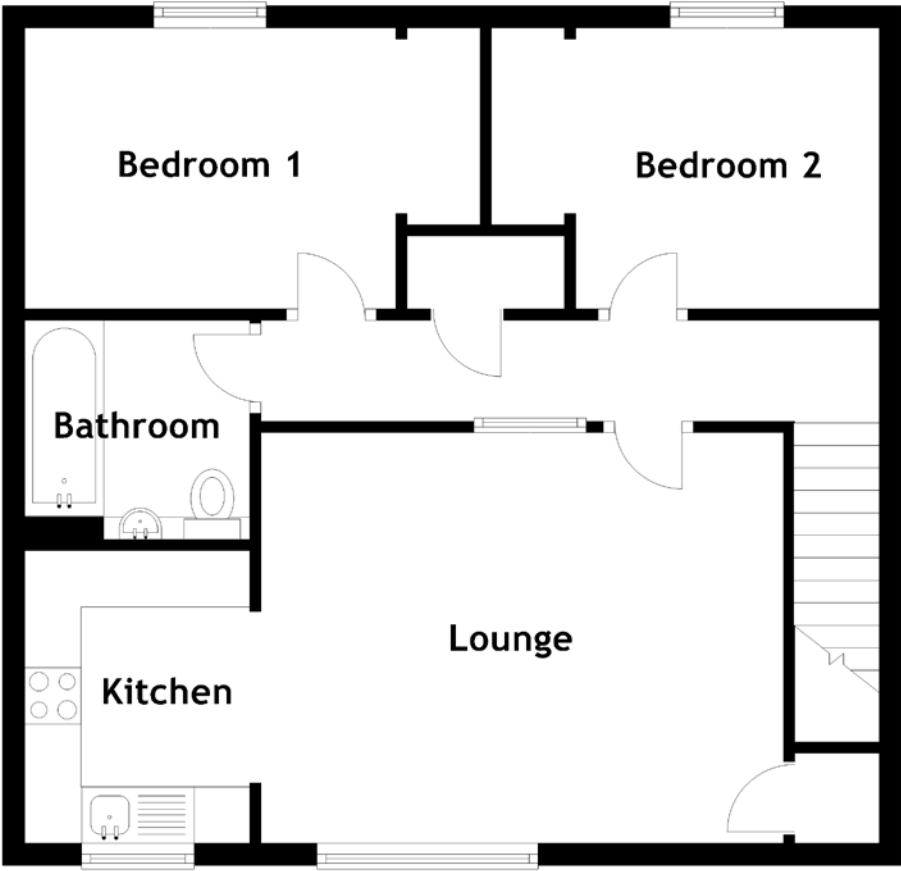
Don't miss the opportunity to call this serene two-bedroom property in Maryhill your own. With its beautiful bathroom, comfortable living spaces, and the allure of nearby stunning walks, this home presents a unique opportunity to embrace a lifestyle of tranquillity only a few minutes from the hustle and bustle of the city centre.

Early viewing is advised.

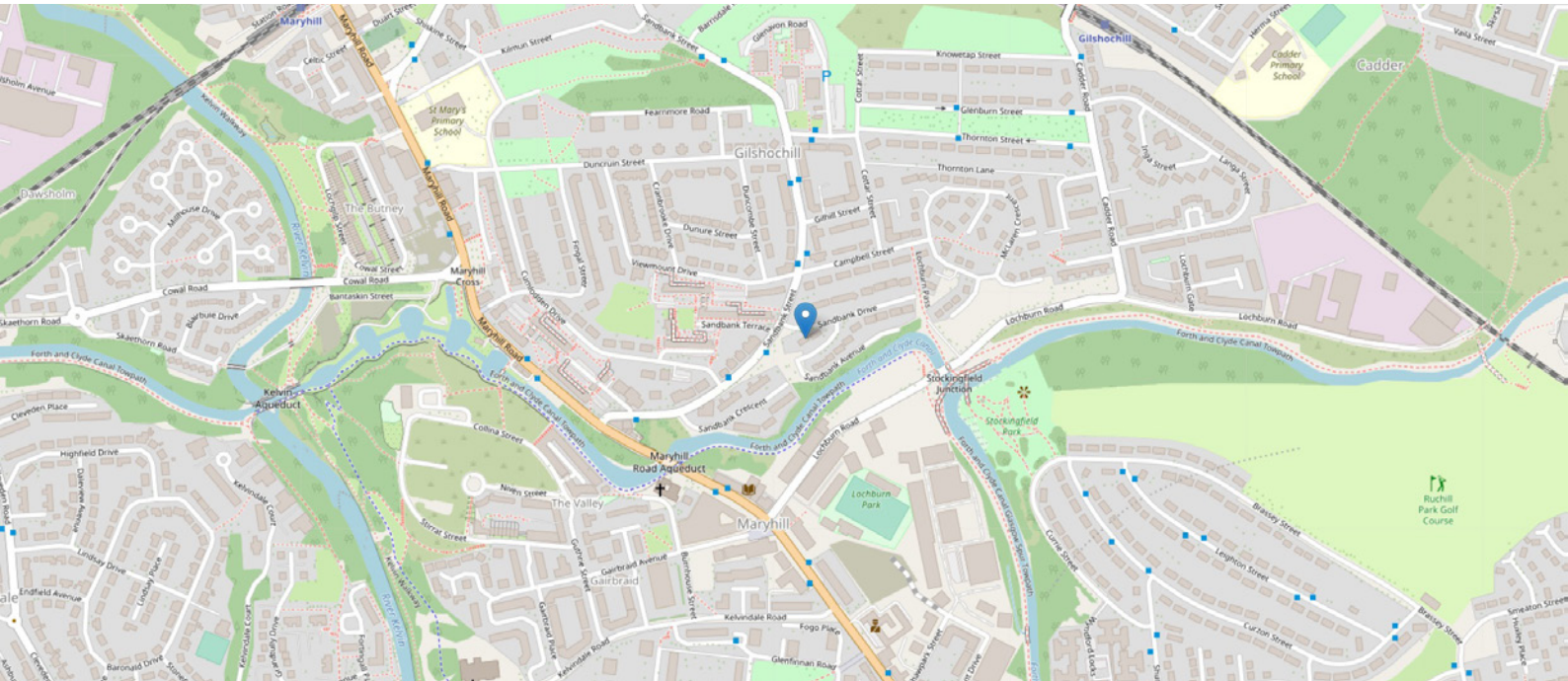
EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	2.70m (8'10") x 2.50m (8'2")
Lounge	4.65m (15'3") x 3.65m (12')	Gross internal floor area (m ²): 51m ² EPC Rating: C	
Kitchen	2.60m (8'6") x 2.00m (6'7")		
Bathroom	2.00m (6'7") x 1.95m (6'5")	Buyer's Premium Value: £2995.00	
Bedroom 1	3.30m (10'10") x 2.50m (8'2")		



THE LOCATION

Sandbank Avenue is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere ten minutes 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 a good range of amenities within easy reach making it a very popular place to call home.



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