




McEwan Fraser Legal
Solicitors & Estate Agents
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118 Ardmay Crescent

GLASGOW, G44 4PR

The eternally popular area of Kings Park provides a great place to live and commute from, with regular bus and rail links to the city centre, offering some of the best shopping centres in the entire UK.

There is quick and easy access to the main motorway networks within a few minutes, making it perfectly placed to access all areas of Glasgow and Central Scotland.

Education-wise, there is a good range of schools offered within a short distance at both primary and secondary levels.



We are delighted to offer to the market this excellent three bedroom lower cottage apartment, set in a great location and presented in good condition. The property is set in a quiet and well-established street - it is ideal for a young couple or small family.

Accommodation comprises a bright and airy lounge with a fireplace and lots of natural light flooding the room. This front-facing room would normally be the master bedroom. The third bedroom is a very adaptable space and could even provide home office workspace if required. The kitchen is a perfect size for these cottage flats, with a good range of units. There is a freestanding cooker, with ample space for a freestanding washing machine, fridge and freezer (freestanding appliances may be available by separate negotiation).

To ensure the apartment is always pristine and clutter-free, there is ample storage cupboard space throughout

the apartment. The half-height tiled bathroom contains a white suite, white gloss cabinets and a recently installed shower cabinet.

Given the clever use of space, the lounge diner off the kitchen also boasts a fireplace and has ample room for a dining table and lounge furniture. There is also a further large bedroom with built-in wardrobe space and plenty of natural light from another front-facing window and ample room for free standing furniture. The home is kept warm and comfortable via the double glazing and gas central heating.

The property also benefits from rear garden space and a wooden shed. Parking is on a generous private driveway.

Early viewing is advised for 'canny' buy-to-let investors looking for a perfect and easy investment or any size of family looking for a great spacious place to call home.





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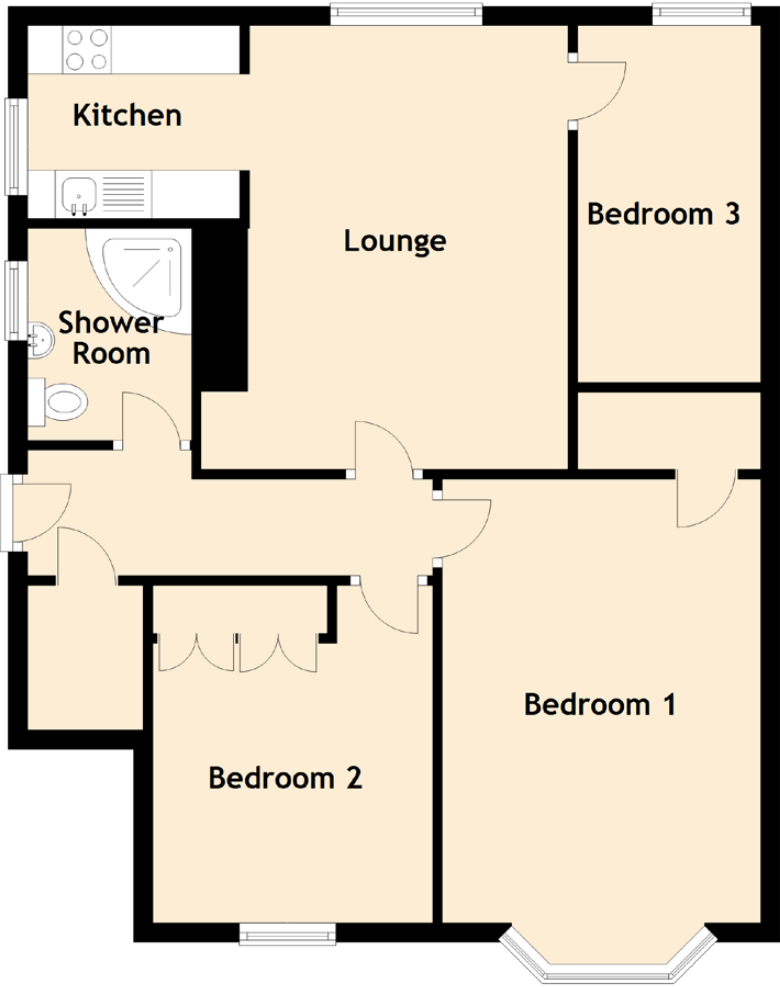






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SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP

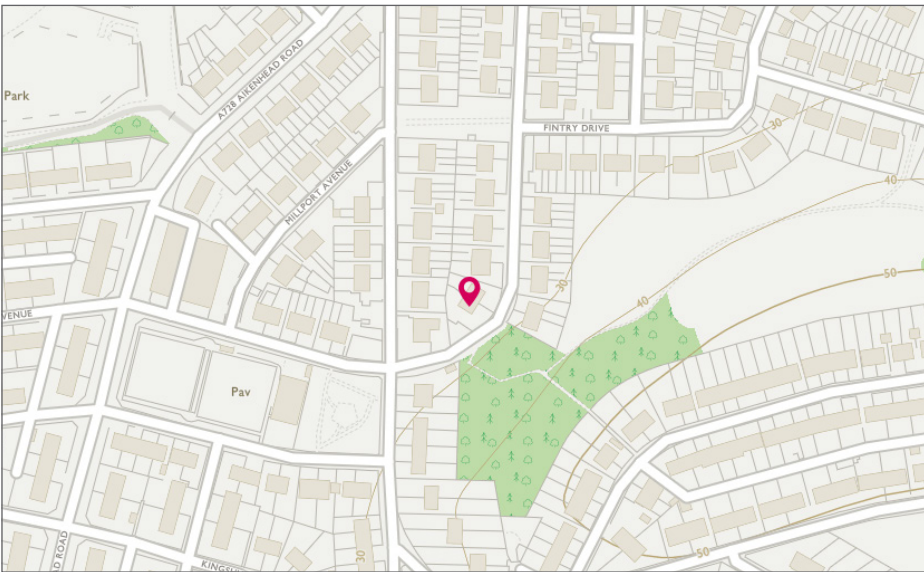


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 1.90m (6'3")
Shower Room	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 71m² | EPC Rating: C

Extras (Included in the sale): White goods may be available through separate negotiation.



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Part
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Photographer



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