



Walk-in condition two-bedroom upper cottage end terraced flat in an extremely sought-after area.



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McEwan Fraser Legal is delighted to present this well-presented end terrace upper cottage flat, located in the highly sought-after and admired Southside residential area of Aberlady Road, which offers flexible family accommodation.

THE LOUNGE



The walk-in condition property comprises a welcoming reception hallway, a well-presented lounge and a spacious kitchen. It features two expansive double bedrooms and a bathroom.

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE BATHROOM



Additional benefits of the property include double glazing, gas central heating, and well-maintained front and rear garden grounds with a driveway.

Aberlady Road is ideally situated near a range of local amenities and offers convenient high-street shopping at both Braehead and Silverburn Shopping complexes. Excellent public transport and motorway links provide easy access to Glasgow city centre and destinations further afield. Early viewing is highly recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

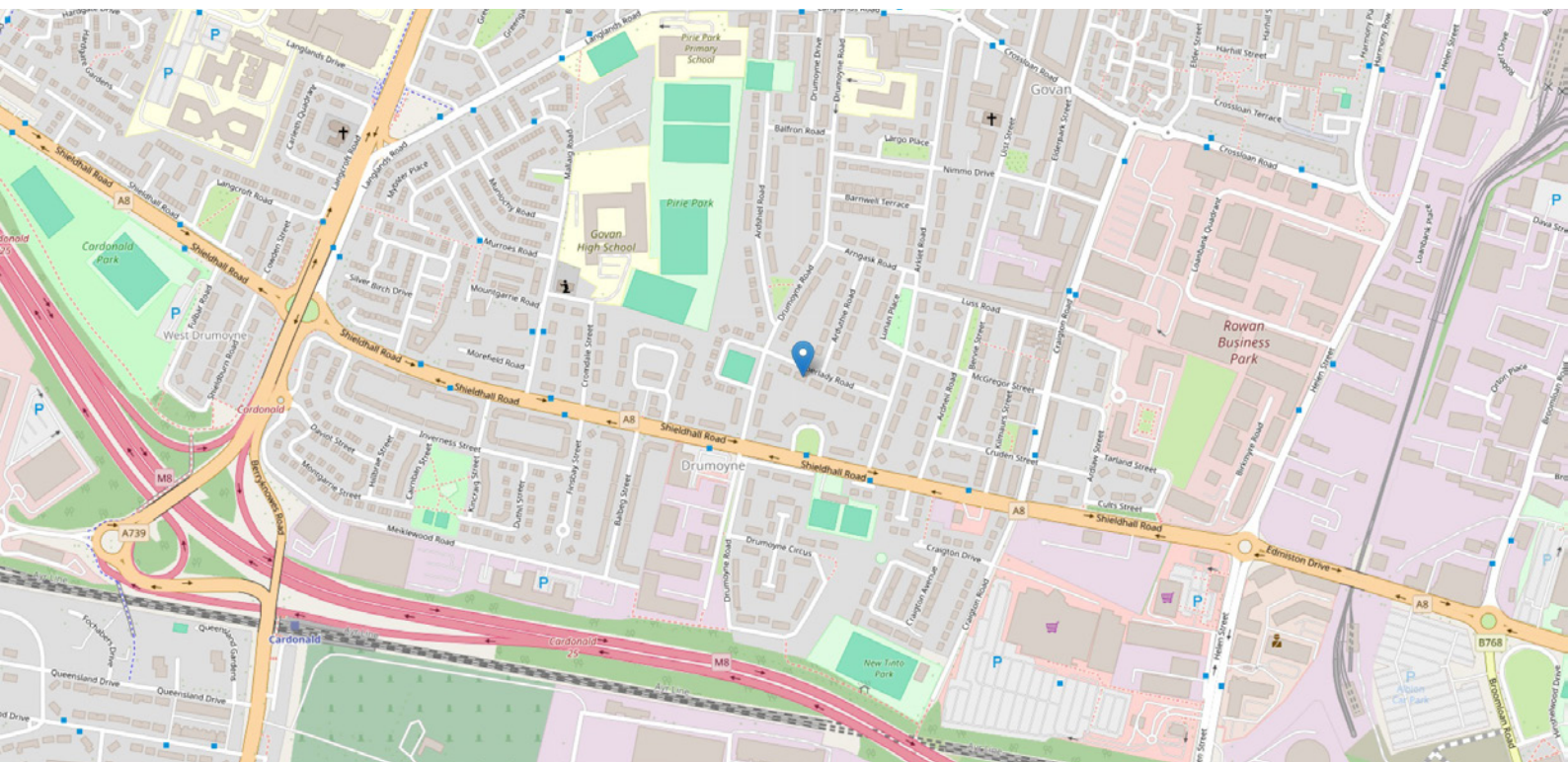


Approximate Dimensions (Taken from the widest point)

Lounge 4.60m (15'1") x 3.65m (12')
 Kitchen 3.60m (11'10") x 1.90m (6'3")
 Bathroom 2.30m (7'7") x 1.50m (4'11")

Bedroom 1 4.00m (13'1") x 3.65m (12')
 Bedroom 2 3.70m (12'2") x 3.20m (10'6")

Gross internal floor area (m²): 64m²
 EPC Rating: C



THE LOCATION

Purchasing a home at 30 Aberlady Road, Glasgow offers an exceptional opportunity to enjoy a vibrant and well-connected lifestyle. This desirable location combines the charm of a friendly neighbourhood with the convenience of proximity to essential amenities, including schools, parks, and shopping centres.





The property itself boasts a blend of modern comforts and timeless appeal, providing a welcoming and comfortable living environment. Excellent public transport links, including nearby subway and bus routes, ensure easy access to the bustling city centre and beyond. Additionally, the area's rich cultural heritage and community spirit make it an ideal place for families, professionals, and retirees alike to call home.



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Exchange
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