

# 26 Gairbraid Court

MARYHILL, GLASGOW, G20 8HU



*A well-presented, two-bedroom terraced house, with private gardens and parking, situated within a lovely residential pocket between Kelvindale and Maryhill*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present to the market this good-sized two-bedroom terraced house, situated within a lovely residential pocket between Kelvindale and Maryhill. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality.

# THE LOUNGE



The property is accessed via an entrance vestibule, which allows entry to all rooms on this level. An immediately impressive open plan lounge is flooded with natural light from the window to the front aspect, whilst also offering a pleasant outlook.

# THE KITCHEN



The dining kitchen has a good range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace and is complemented with a host of integrated appliances. The dining area has been popular when entertaining friends and family over the years.





Journeying upstairs, you will discover two well-proportioned bedrooms. Both of the rooms have a range of furniture configurations and space provided for additional free-standing furniture if required, and are further complemented with built-in wardrobes. The family bathroom suite completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

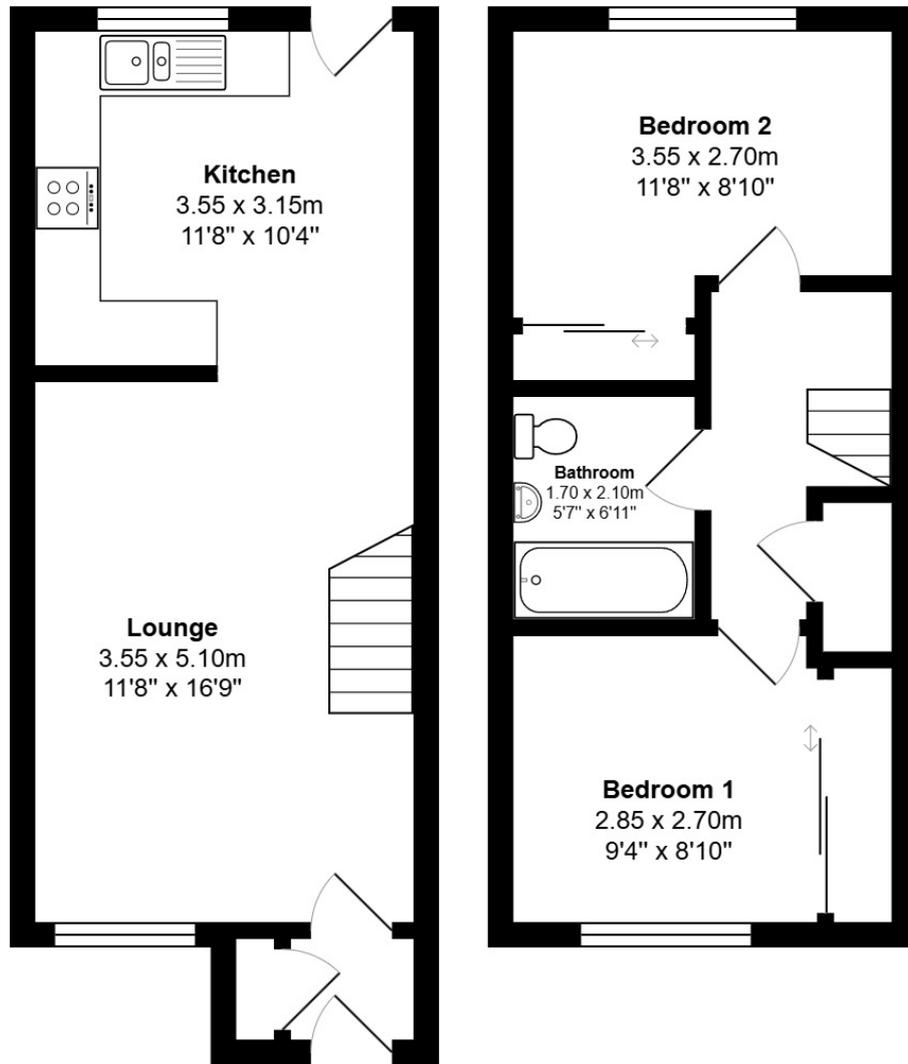


Externally, to the front of the property, there is off-road parking. There are private front and rear gardens, which are both fully enclosed, providing a safe environment for children and pets.

# EXTERNALS

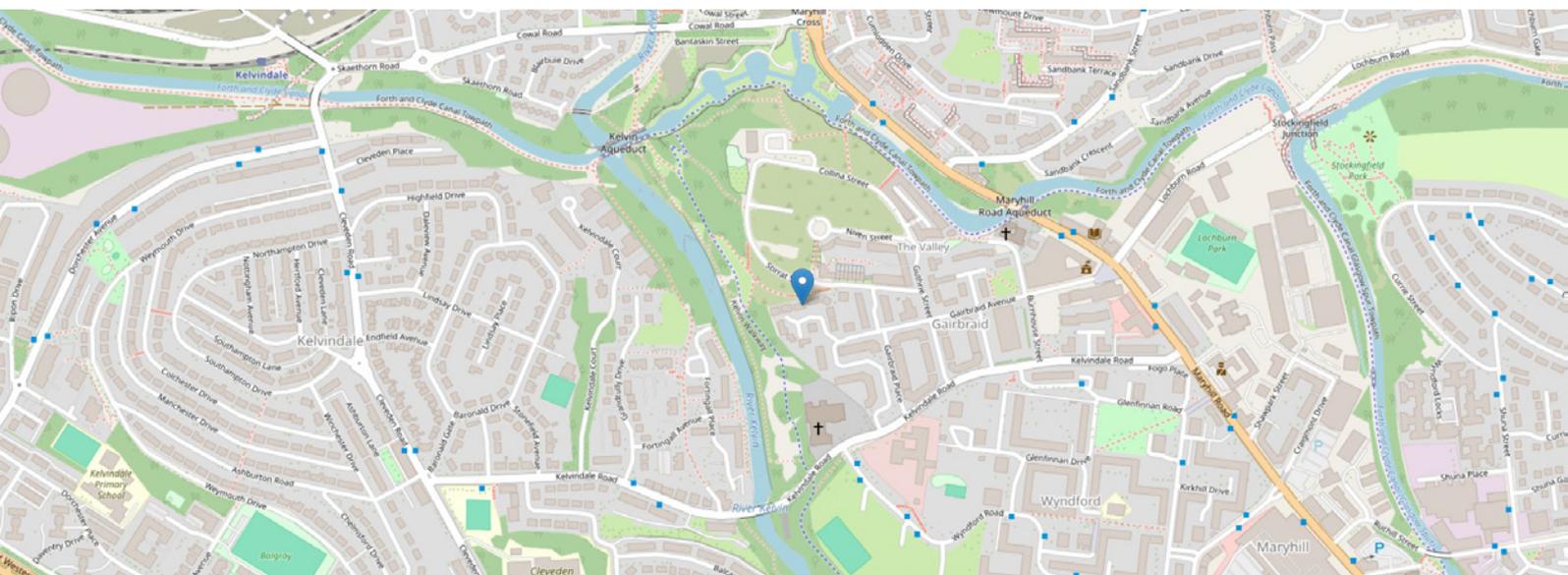


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: E



# THE LOCATION

Gairbraid Court is nestled in a lovely residential pocket between Kelvindale and Maryhill. This residence benefits from a harmonious blend of suburban tranquillity and urban convenience. Kelvindale is renowned for its attractive, mature residential streets and a strong community spirit, underpinned by quality local amenities and excellent educational provisions. The area boasts a number of well-regarded primary and secondary schools, ample green spaces, and a wealth of independent cafes and boutique shops.





Residents enjoy superb connectivity with Kelvindale train station and frequent bus services providing swift access to Glasgow's vibrant city centre and beyond. and there are convenient road connections for travel further afield or to Glasgow Airport. Outdoor enthusiasts will appreciate nearby parks and nature reserves, offering a refreshing escape for leisurely strolls or active weekends. Gairbraid Court is ideally positioned for those seeking a peaceful yet well-connected lifestyle in one of Glasgow's most desirable neighbourhoods.

For those with young families or planning ahead, there are good schools in the vicinity.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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