




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

817 Mosspark Drive

MOSSPARK, GLASGOW, G52 3AS

817 MOSSPARK DRIVE

Location

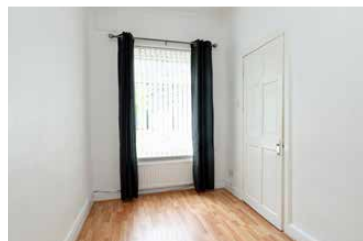
The popular area of Cardonald is a great place to call home, with a good range of both amenities and Primary and Secondary schooling between Lourdes and Hillington which are both only 5 minutes walk away with Ross Hall and Lourdes secondary schools along with Cardonald College also only 5 minutes away. Commuting across Glasgow and the central belt is easy given the close proximity to the motorway networks. There is also a great range of public transport services running regularly to the city centre. Part Exchange available.

Property

We are delighted to offer to the market this excellent three-bedroom lower cottage apartment, set in a great location and presented in very good condition. The property is set in a popular street with a great neighbourly spirit all around it, it is ideal for a young couple or small family. The accommodation comprises of a very bright, airy and spacious lounge with lots of natural light flooding in from the patio doors that lead out beautifully to the back garden. The room offers plenty of options on a range of possible furniture configurations. The dining room/third bedroom is very adaptable and could easily double as a study/games room/home office or a bedroom depending on the new owners particular requirements. The modern kitchen is a perfect size for these cottage flats, with a good range of natural wood units. There is a gas hob with an electric oven, as well as ample space for a free-standing washing machine and fridge freezer. Freestanding appliances may be available by separate negotiation. There are a further two good sized bedrooms in this lovely home, both are fresh and have ample room for freestanding furniture. The bathroom is also bright and fresh and has a white suite with an electric shower over the bath, there's always lots of instant hot water for long refreshing showers. The home is kept warm and comfortable with double glazing and gas central heating. To ensure the apartment is always pristine and clutter free, there is also ample storage cupboard space throughout the apartment.

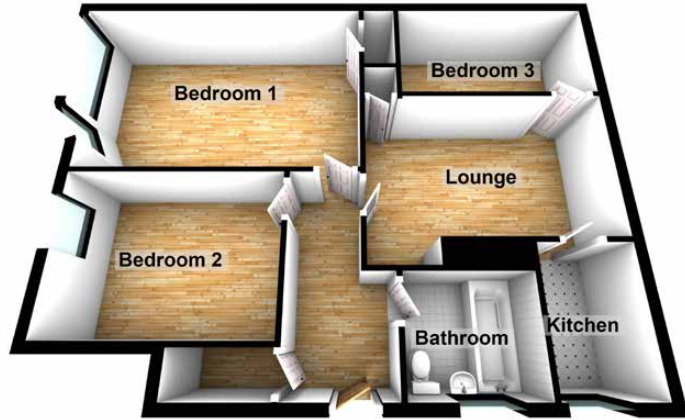
Externally, there is private back garden space which would be a real benefit to any couple or small family, perfect for growing families and for relaxing in the summer months. To the side elevation, off-street parking is provided with enough space for at least two cars.

This really is a lovely property that would be perfect for any young couple or Buy-To-Let investor. Given the very popular location and walk-in accommodation on offer then early viewing is strongly advised.



**A FANTASTIC PROPERTY
WHICH IS PERFECT FOR
FIRST-TIME BUYERS
OR A GREAT BUY-
TO-LET INVESTMENT.**

SPECIFICATIONS, FLOOR PLAN & PROPERTY LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Kitchen	2.20m (7'3") x 1.65m (5'5")
Bedroom 1	5.50m (18'1") max x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.80m (12'6") x 2.00m (6'7")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²) - 73m²

EPC Rating- D

Extras (Included in the sale):

Freestanding appliances may be available by separate negotiation.

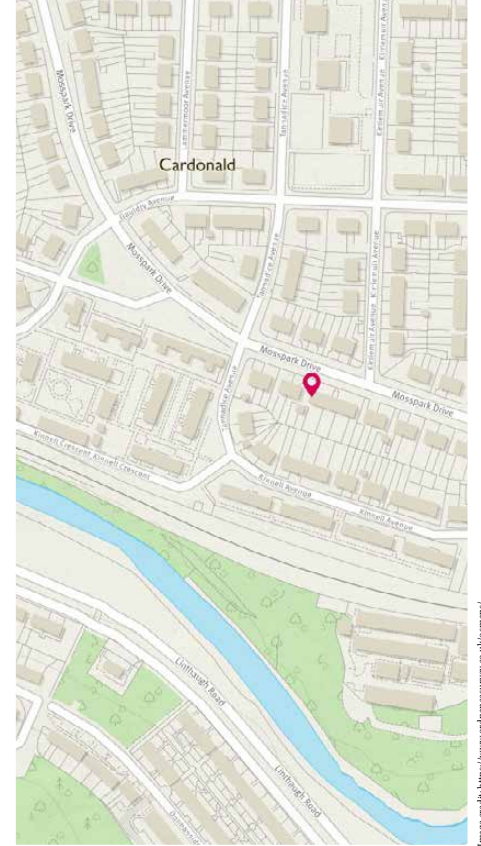


Image credit: <https://www.orchanceurveys.co.uk/omaps/>


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer