



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**407 Chirnside Road**

GLASGOW, G52 2LB



# AREA

## HILLINGTON

GLASGOW, G52 2LB

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Hillington is an extremely popular location in the south-west of Glasgow city centre. The area provides supremely easy access to the city centre and beyond. Hillington East rail station is just 100 yards away, while there are several bus routes in the area. The M8 is on your doorstep, providing easy access to the central belt and beyond. There are primary schools, doctors surgeries within a few minutes walk, and public parks nearby while the Braehead Shopping Centre is around five minutes away by car.



# 407

## CHIRNSIDE ROAD

GLASGOW, G52 2LB

We are delighted to bring to the market this two/three-bed upper cottage flat, set in a popular family-friendly street that is well known for its neighbourly spirit.

The property offers budding developers a blank canvas to utilise their interior design flair and add a stunning new kitchen and interior makeover, which when complete, will take the property to the next level of sophistication and comfort. These sturdy and well-built apartments have certainly stood the test of time, and their popularity never seems to diminish. The current layout has the kitchen located in what for some is the dining room/ third bedroom. With an easy relocation, it could be put back to the current utility room/original kitchen if required, this would enable the flat to utilise a three-bedroom flexible layout.

The accommodation comprises a bright and spacious lounge/ diner which given its shape would suit a range of furniture configurations. As mentioned, following a kitchen upgrade, the flat would look superb and has real potential to utilise the space in so many ways. The current kitchen has enough space for a small table if required. The tiled family bathroom is finished in a white suite with an electric shower over the bath. There are a further two bedrooms in this home, the room sizes are generous,

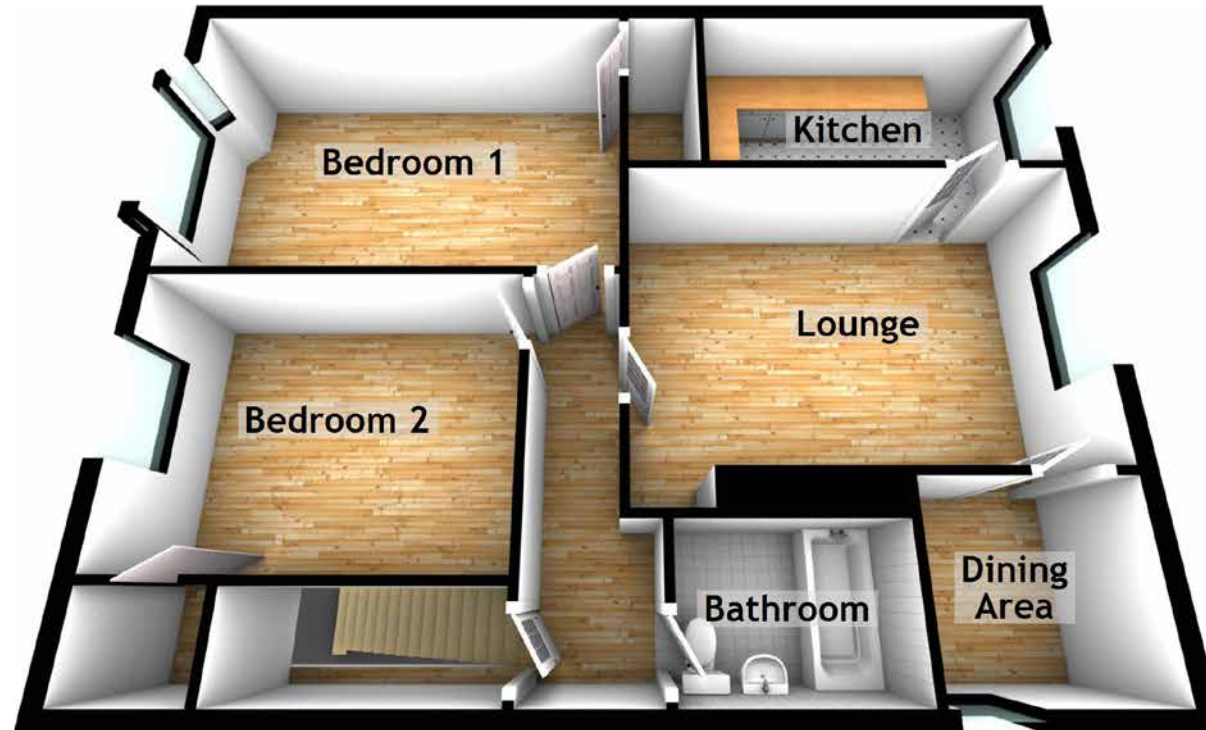
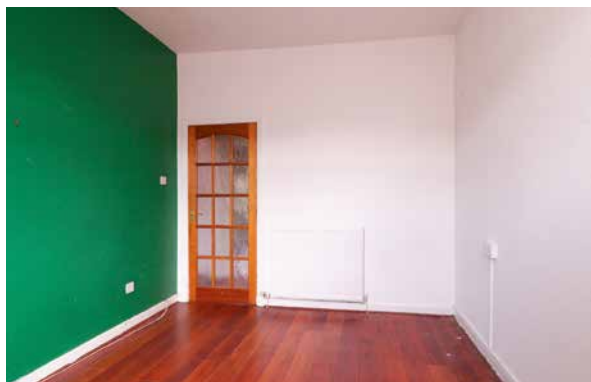
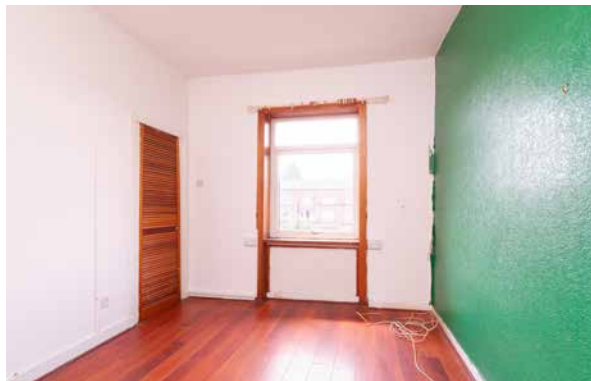


and offer flexibility for various layouts and space for free-standing furniture.

The property has partial double glazing and gas central heating. The rear garden space is also a welcome feature, it's spacious and child-friendly and on sunnier days offers a great place to sit and relax.

This great opportunity would make an ideal buy for many first-time buyers, budding developers, or even seasoned property developers looking for an easy upgrade and a quick turnaround project. Early viewing is advised for interested parties.





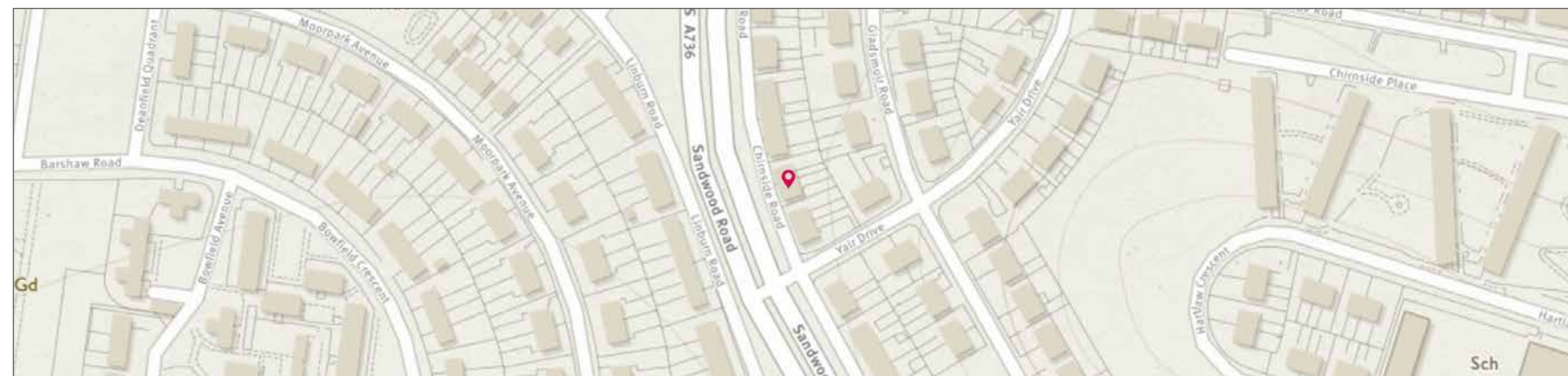
# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	3.80m (12'6") x 2.00m (6'7")
Dining Area	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	4.90m (16'1") x 3.30m (10'10")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C





  
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**Part  
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