




McEwan Fraser Legal

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8 Pollick Avenue

UPLAWMOOR, GLASGOW, G78 4AE

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We are delighted to bring to the market this excellent two- bed End- terraced home. The property is offered in great condition with a lot of money having been spent on upgrades which have produced a very stylish and comfortable family home.

The accommodation consists of a bright and spacious lounge through diner with a feature fireplace including a log burner fire, it is clear the room would suit a range of furniture configurations. The light streams in from the large window on one side and the French doors which lead to the rear garden on the other.

The smart kitchen is finished in a great range of light oak units, with a gas hob, electric oven, and an integrated fridge freezer, along with ample space for a freestanding washing machine. Freestanding appliances may be available by separate negotiation.

There are handy storage cupboards throughout the home to keep everything neat and clutter-free at all times.

Upstairs the recently fitted family bathroom is simply stunning and comes complete with a large standalone shower enclosure with

a white sink and toilet, it's beautifully tiled, stylish and fresh.

There are two good sized double bedrooms in this lovely home, both with ample space for free-standing furniture and both benefiting from lots of natural light.

The home is also kept warm and comfortable with double glazing and gas central heating.

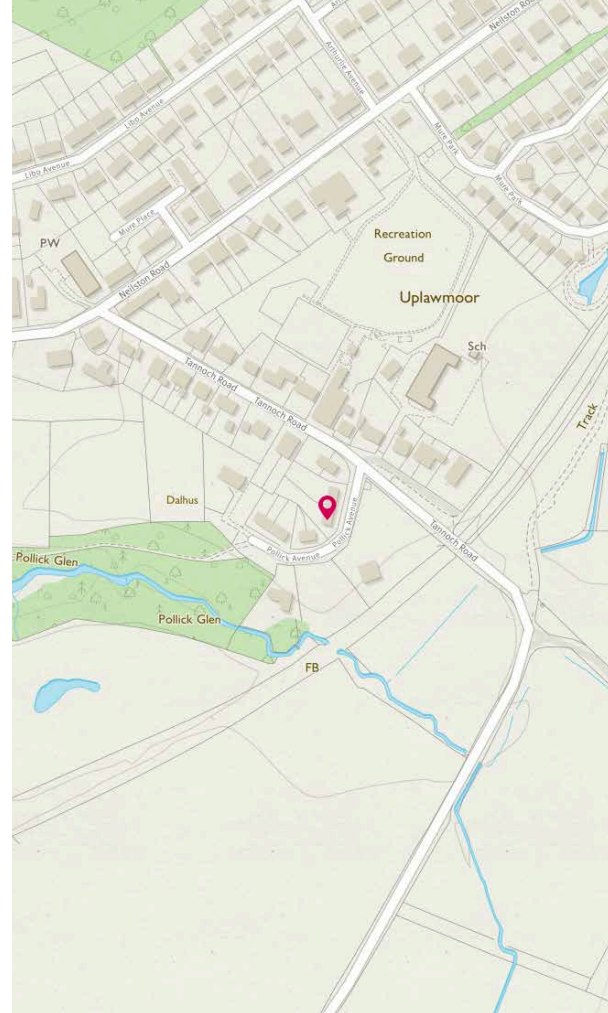
The property benefits from first-class parking for up to two vehicles along with a single garage. Both gardens to the front and rear are a good size and the views to the front aspect out across the countryside are stunning.

This lovely home would make an ideal buy for any young couple, first-time buyers or even a great investment property for a buy to let investor. Uplawmoor is extremely popular as a place to live, early viewing is strongly advised.



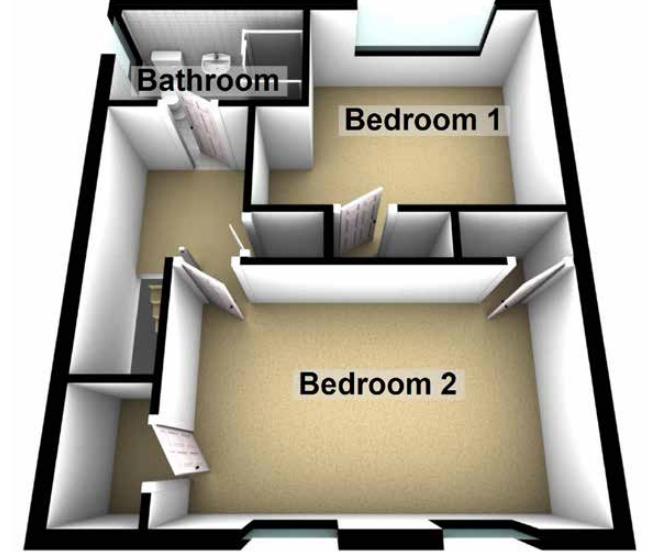
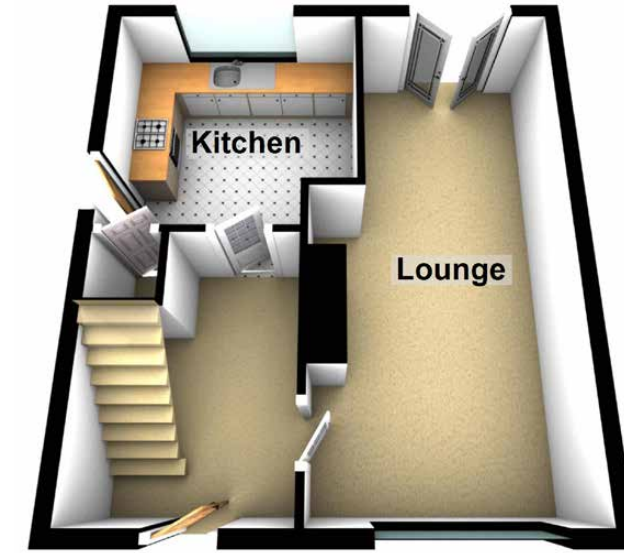


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SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.50m (21'4") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 3.10m (10'2")
Bedroom 1	3.90m (12'10") x 3.03m (9'11")
Bedroom 2	4.80m (15'9") x 2.90m (9'6")
Bathroom	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 74m²

EPC Rating: C

Extras (Included in the sale):
Freestanding appliances may be available by separate negotiation.

Image credit: <https://www.dunmeasures.co.uk/dunmap/>



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Text and description
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