



  
**McEwan Fraser Legal**

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**86 Millersneuk Crescent**

MILLERSTON, GLASGOW, G33 6PH



## 86 MILLERSNEUK CRESCENT GLASGOW

Millersneuk Crescent is set in the ever-popular location of Millerston. It benefits from good transport links via bus and for rail passengers, the nearby Robroyston Station has direct links to Glasgow and Edinburgh, making it a very handy and popular location. The M8 and M80

motorways are all within a five-minute drive, meaning that all areas of the city and west-central Scotland are easily within reach. For walkers and cyclists, the nearby Hogganfield Park and Loch are very tranquil and scenic.



We are delighted to bring to the market this rarely available one-bedroom semi-detached bungalow, set beautifully in a popular family-friendly, quiet cul-de-sac. The property is presented in walk-in condition and benefits from a host of features including a stunning kitchen and a driveway for 2/3 cars.

The upgraded accommodation consists of a bright and spacious lounge, which given its shape, would suit a range of furniture configurations. The stunning kitchen has been

well designed and provides a very efficient and stylish work-space around mealtimes. It's finished with a beautiful range of gloss white wall and floor cabinets, with contrasting grey tiles and white grouting, the led lights just add that special touch and look fantastic. The breakfast bar is ideal to just grab a coffee during busy work mornings. Appliances include a gas hob, electric oven, integrated microwave, extractor filter hood and ample space for the free-standing fridge freezer and washing machine.





The bright bathroom is tiled and contains a white suite with an electric shower over the bath. The double bedroom to the rear has a bright open aspect to greet you in the morning, along with ample space for free-standing furniture.

The floored loft offers great extra storage space, and subject to building/planning approval it may provide additional space to develop internally. There are also ample cupboards throughout the home to help keep everything in its place. The property is kept warm and comfortable via the double glazing and gas central heating.

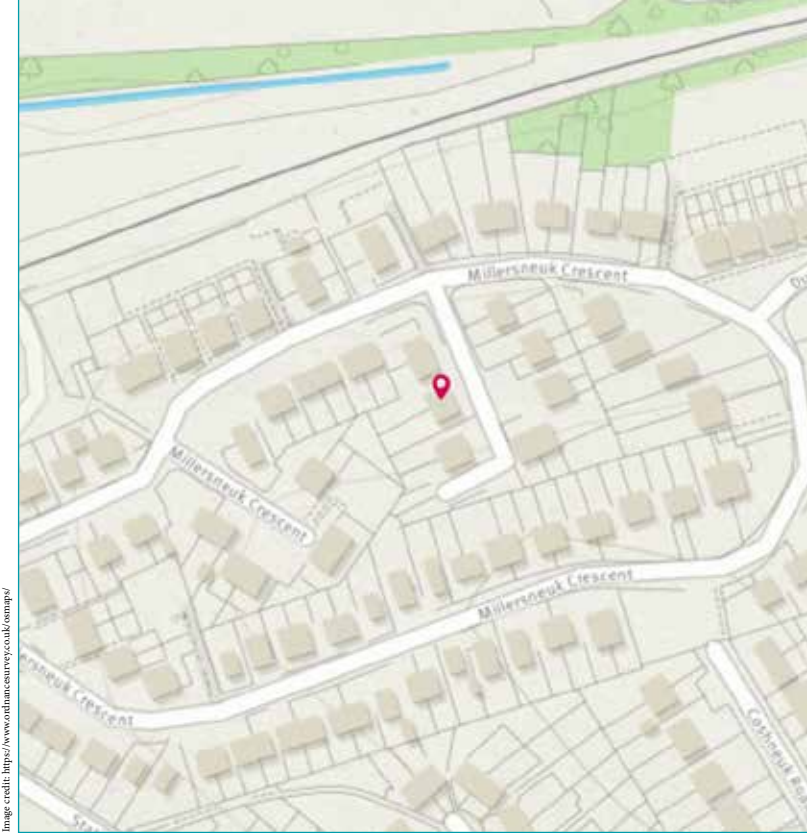
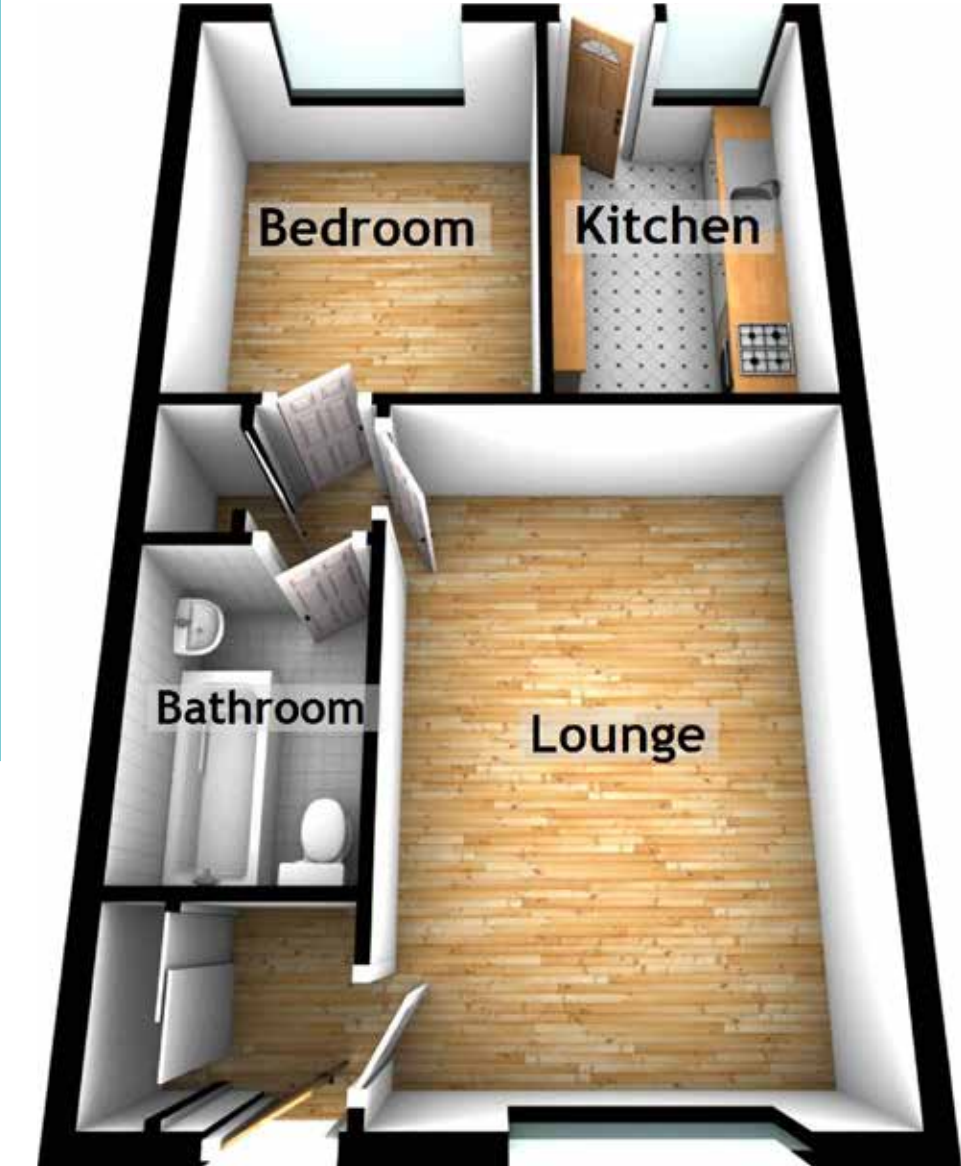


Image credit: <https://www.onlinemenucurves.co.uk/ommp/>

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.30m (10'10")
Kitchen	3.50m (11'6") x 2.10m (6'11")
Bedroom	3.30m (10'10") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>  
EPC Rating: C





The split level garden space is low maintenance and contains a decked sun patio, driveway for multiple vehicles, and a concrete garage.

This great home would make an ideal buy for first-time buyers or Buy-to-Let investor. Early viewing is strongly advised for anyone seeking a rarely available and highly affordable one-bed bungalow, set in an ever-popular area.



  
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