

76 Househillmuir Road

POLLOK, GLASGOW, G53 6HP



Excellent three-bed lower-cottage flat, walk-in condition, great garden space



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this excellent three-bed lower-cottage flat, set in a popular family-friendly area that's known for its neighbourly spirit.

THE LOUNGE



The accommodation comprises a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The galley kitchen is finished in a range of fitted units, with an electric cooker and ample space for a free-standing fridge freezer and washing machine.

THE KITCHEN





The tiled wet room is bright and fresh, with a white toilet, sink and an electric shower. There are three good-sized bedrooms in this lovely home, all have ample space for free-standing furniture. The home is kept warm and comfortable via double glazing and gas central heating.

THE WET ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



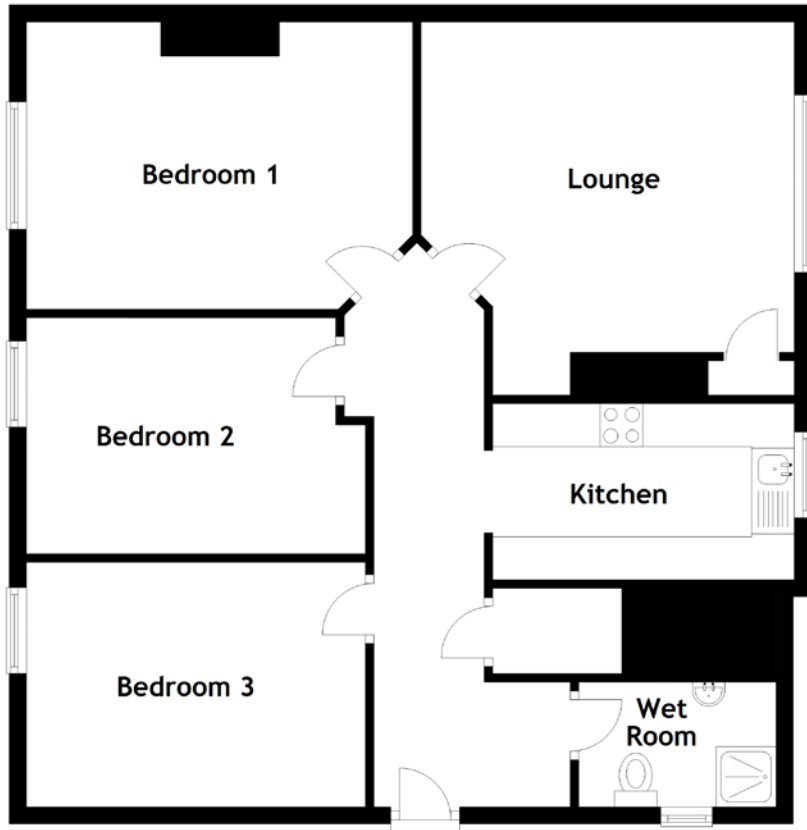
The garden space is generous, on sunnier days it will offer a great place to relax and unwind. Parking is on-street.

This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is recommended to anyone seeking a great family home or solid investment property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



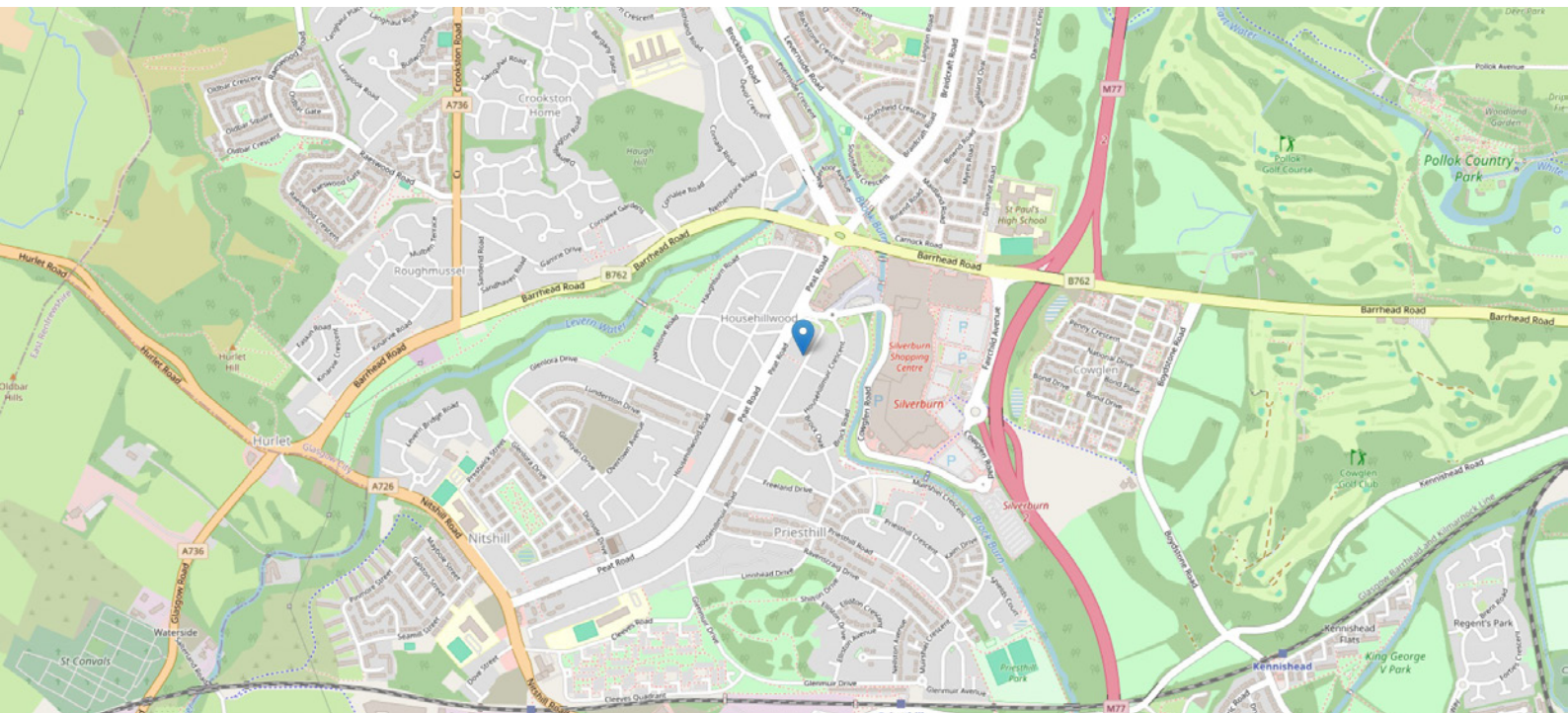
Approximate Dimensions
(Taken from the widest point)

Lounge	4.35m (14'3") x 4.35m (14'3")
Kitchen	3.50m (11'6") x 2.05m (6'9")
Bedroom 1	4.50m (14'9") x 3.35m (11')
Bedroom 2	3.95m (13') max x 2.75m (9')

Bedroom 3	3.95m (13') x 2.85m (9'4")
Wet Room	2.30m (7'6") x 1.45m (4'9")

Gross internal floor area (m²): 78m² | EPC Rating: C

Extras: Free-standing appliances may be available by separate negotiation.



THE LOCATION

76 Househillmuir Road, Pollock, Glasgow is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere six miles to the heart of Glasgow city centre.





For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.