

7 Brentwood Square

GLASGOW, G53 7RP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

*Excellent two-bed end-terrace, popular area, good
condition, conservatory, mono-blocked driveway*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this excellent two-bed End-terrace family home. The property is nestled beautifully in a quiet and popular residential area and it makes a perfect family home, well suited for any young couple or small family to enjoy.

THE LOUNGE



The accommodation consists of a bright and spacious lounge which given its size and shape would suit a range of furniture configurations.

THE KITCHEN



The bright kitchen makes a fantastic hub for the family around mealtimes. It's perfect for the home, finished in a range of fitted units, with a gas hob and electric oven, with ample space for a freestanding washing machine, dishwasher and fridge/freezer. The conservatory is an excellent addition to the accommodation on offer and it adds another dimension of comfort to this great home.



THE CONSERVATORY





The tiled family bathroom is bright and fresh, finished in a white suite with a stylish chrome radiator, along with an electric shower over the bath, ensuring there's always an instant supply of hot water for refreshing showers.

There are two good-sized bedrooms in this home, both bright with ample space for free-standing furniture. The master bedroom has built-in sliding mirrored wardrobes. There are ample cupboard spaces throughout the home to help keep everything in its place.

THE BATHROOM



BEDROOM 1



BEDROOM 2



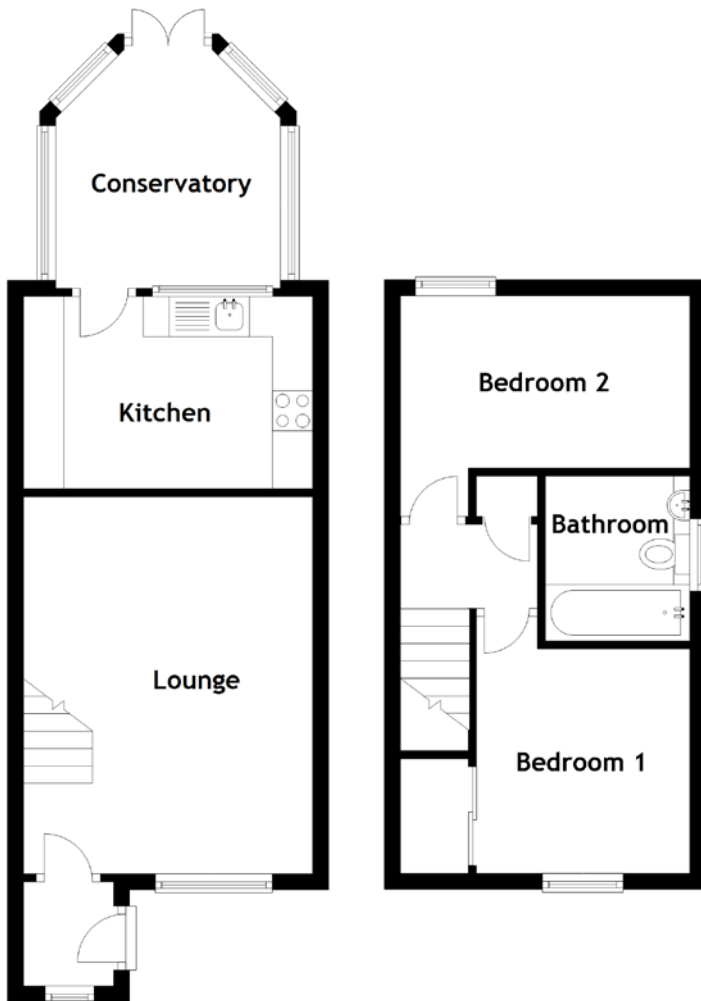
The rear garden space is secure, making it ideal for children and pets. On sunnier days it makes a great spot to enjoy the sunshine with a glass of wine and a good book. There's also a handy shed for storage. Parking is catered for with a mono-blocked driveway. The property is kept warm and comfortable via double glazing and gas central heating.

Given the well-designed accommodation on offer and the easy-reach amenities nearby, this is sure to be a very popular listing. It would make an ideal buy for any first-time buyers or a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is essential.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Conservatory	3.00m (9'10") x 2.80m (9'2")
Bedroom 1	3.20m (10'6") x 2.65m (8'8")
Bedroom 2	3.60m (11'10") x 2.75m (9')
Bathroom	2.05m (6'9") x 1.80m (5'11")

Gross internal floor area (m²): 53m²

EPC Rating: C

Buyer's Premium Value: £1995.00



THE LOCATION

7 Brentwood Square is situated close to all amenities, including local transport, schools, and shops.





Silverburn Shopping Centre is within a five-minute drive from the property, as is the M77 motorway which leads to all major towns and cities. There are a plethora of family-friendly parks within a ten-minute drive, such as Pollok Country Park, Rouken Glen Park and, for those with a taste for culture, the world-famous Burrell collection. Local walkways nearby lead to the Dams to Darnley walks, ideal for cyclists and walkers alike.



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

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