





McEwan Fraser Legal

Solicitors & Estate Agents

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10 Glenburn Street

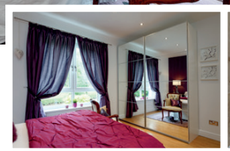
MARYHILL, GLASGOW, G20 0RG

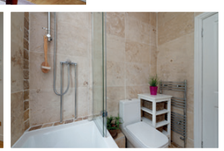


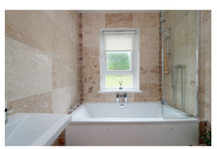




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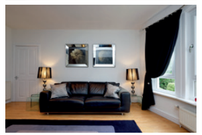


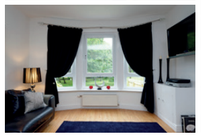














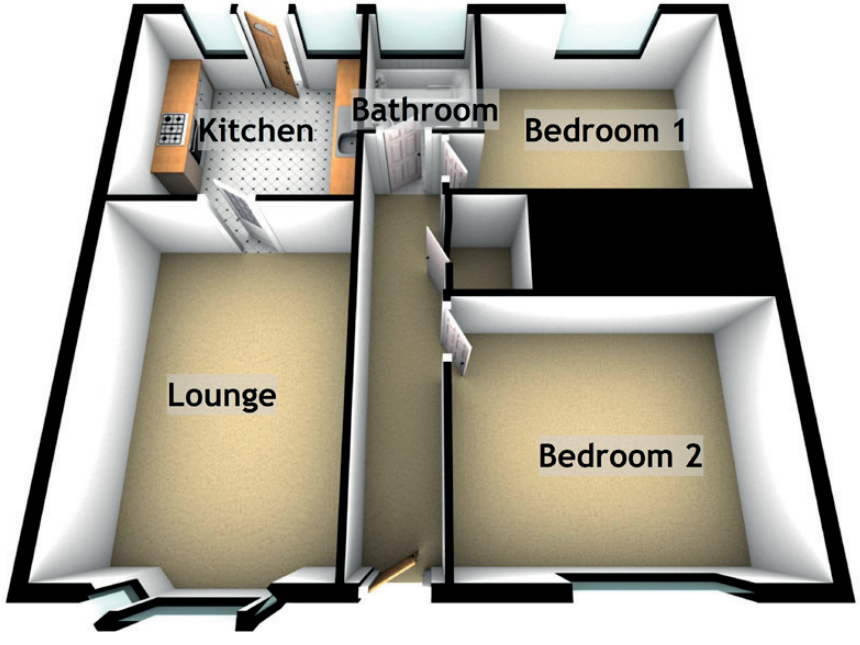
Glenburn Street is a quiet leafy residential street in the increasingly sough after Maryhill area to the Northwest of Glasgow city centre. Maryhill is an ideal location for commuters and families alike. There is a range of schooling in the area and a short trip along Queen Margaret Drive will see you in the heart of the vibrant West End with all the bars, restaurants and retail outlets at your fingertips. Transport links are exceptional with nearby bus routes and Gilshochill rail station about three minutes walk away, providing access to the city centre and beyond. For the motorist, the M8 motorway network is readily accessible giving easy access to the central belt and beyond. There is also plenty of green space in the area with Dawsholm Park, Maryhill Park, Possil Marsh Wildlife Reserve and several golf courses all within easy reach.

Part Exchange available! McEwan Fraser is delighted to present this absolutely stunning two double bedroom lower cottage flat to the market.

Located on a quiet street and overlooking a public gardens, the property offers spacious accommodation and would make for an ideal first-time purchase, a sound buy-to-let investment or would be perfect for those considering downsizing. The property has been well designed to maximise the natural available light to create a modern ambiance. The room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The current owners have undertaken a substantial programme of refurbishment and the property is in true 'walk-in' condition.

On entering the property, you'll walk into the welcoming hallway, which benefits from a useful storage cupboard. The main reception is immediately to your left and boasts a feature fireplace and bay window which floods the room with natural light. This is a flexible space and offers a range of potential furniture configurations. The kitchen has been fitted to include a good range of base and wall mounted units that offer ample prep and storage space. It further benefits from a freestanding range cooker including a 5-ring hob and double oven. There is additional space for washing machine, American style fridge freezer and dishwasher, making this an ideal kitchen for the aspiring chef. There are two generous sized double bedrooms, which are both light and airy. There is also plenty of space for a range of free standing furniture in both rooms and you will never want for wardrobe space. The contemporary fully tiled bathroom suite, with shower from mains over bath, WC and sink, completes the property internally.

The property also benefits from a private front and private back garden with communal drying green. Finally, the property also comes with gas central heating double-glazing and security alarm for peace of mind.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	3.40m (11'2") x 3.20m (10'6")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	4.20m (13'9") x 3.40m (11'2")
Bathroom	2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m^2) - $70m^2$

EPC Rating - C

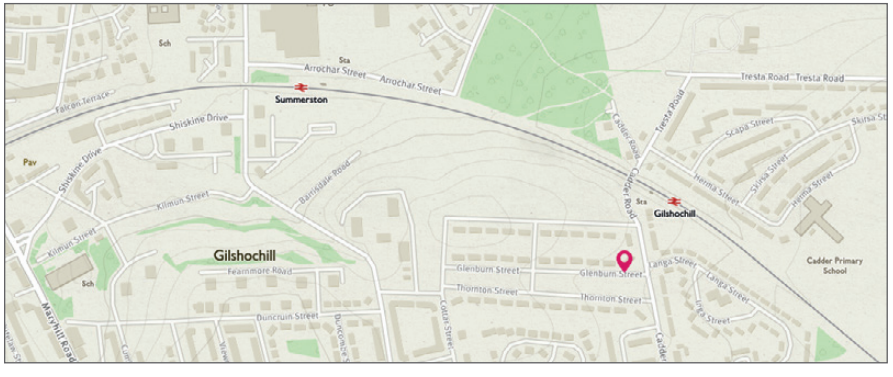


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



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