





McEwan Fraser Legal

Solicitors & Estate Agents

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4d Lochview Place

GLASGOW, G33 1QB

4D LOCHVIEW PLACE

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The popular area of Hogganfield near Stepps is a great place to live and commute from. The transport links by bus and rail are both frequent and fairly close at hand. It is a mere five 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 amenities within easy reach, making it a very popular place to call home.

We are delighted to offer to the market this excellent studio apartment, set in a very popular location. This apartment is not only set in a quiet area but has tranquil views out overlooking the Hogganfield Loch with a great neighbourly spirit all around it, it is ideal for a young person or couple. This area is always very popular, due in part to some of the old-fashioned values people prefer where everybody actually knows each other.

The accommodation consists of a bright and airy open plan lounge/kitchen/diner which owing to the room's shape would suit a range of furniture configurations. The kitchen is finished in lovely light beech units with an electric cooker and ample space for a washing machine and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation. The beautifully tiled bathroom is fresh and bright with a white suite, including a large built-in electric shower enclosure, there is always plenty of instant hot water for long refreshing showers. There is a further lined loft area which offers great extra space for storage of many items.

The apartment is kept warm and comfortable via the new double glazing and electric convection heating. There is ample parking for residents. This is a truly great starter apartment in lovely condition, leaving the new owner nothing to do except move in, sit down and start enjoying it. Early viewing is advised for buy-to-let investors or even first time buyers looking for their ideal starter flat.

LOUNGE









KITCHEN



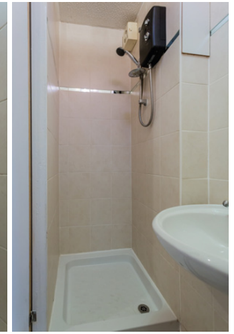




EXCELLENT STUDIO FLAT IN *WALK*-IN CONDITION. GREAT LOCATION. PERFECT STARTER FLAT OR *A* GREAT BUY-TO-LET INVESTMENT

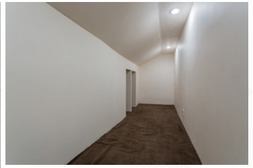
SHOWER ROOM





LOFT







PARK

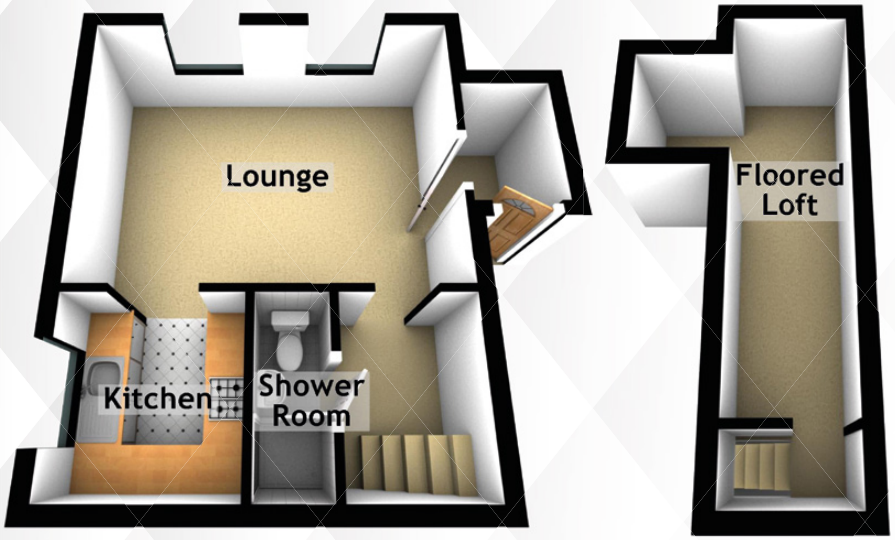








SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen	2.10m (6'11") x 2.00m (6'7")
Shower Room	2.10m (6'11") x 0.80m (2'7")
Floored Loft	5.30m (17'5") x 2.40m (7'10")

Gross internal floor area (m^2) - $27m^2$

EPC Rating - E

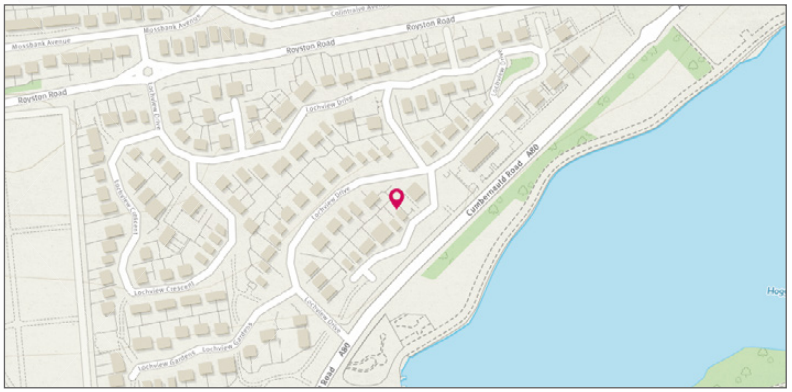


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Part Exchange Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
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