





McEwan Fraser Legal

Solicitors & Estate Agents

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30 Loganswell Drive

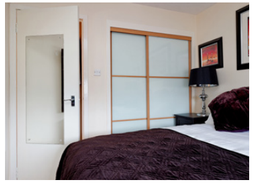
THORNLIEBANK, GLASGOW, G46 8QL













30 LOGANSWELL DRIVE

The popular area of Deaconsbank is a great place to live and commute from. The transport links by bus and rail are within a short distance and with frequent services it's a mere 20 minutes to the heart of Glasgow city center. For those traveling by car the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of shops, supermarkets and general amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.

Part Exchange available. We are delighted to bring to the market this great one bedroom upper cottage flat, set in a popular and very friendly street, that's well known for its neighbourly spirit. Some of the old fashion values that make a street a community are alive here; everybody actually knows each other and the streets are safe and peaceful. This great starter flat makes a perfect place to call home or it could also make a first class Buy to Let investment property.

The accommodation comprises of a bright and spacious lounge/diner, benefiting from lots of natural light and which owing to its shape would suit a range of furniture configurations. The recently tiled kitchen is perfect for the home, finished in a lovely range of light wood fitted units with a black worktop. There's an electric cooker with ample space for a freestanding fridge freezer and washing machine, all helping to make it a great space for the chef to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation. The lovely tiled bathroom is bright and fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers. There's a spacious double bedroom with the handy addition of built in sliding wardrobes with ample space for free-standing furniture.

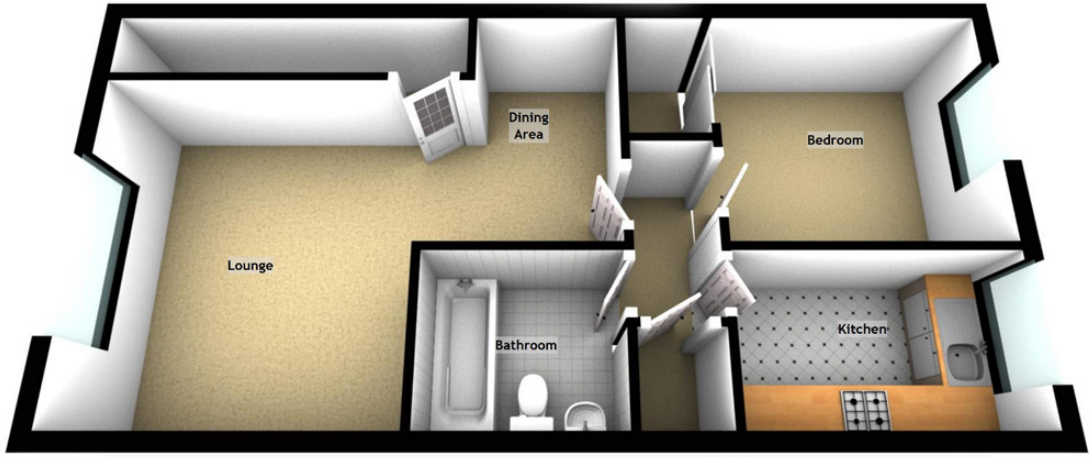
The home is kept warm, comfortable and cosy via the partial double glazing and the fairly new gas central heating system, fitted only 2 years ago. The garden space is secure and on sunnier days with the fantastic new decking, offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. There is 'on street' resident parking to the front of the property in this quiet cul- de-sac. This great home would make an ideal buy for first time buyers or even a great investment property for a 'smart' buy to let investor. Early viewing is strongly advised for this great starter flat with bags of further potential, that's just waiting for the new owners to call it 'our home'.











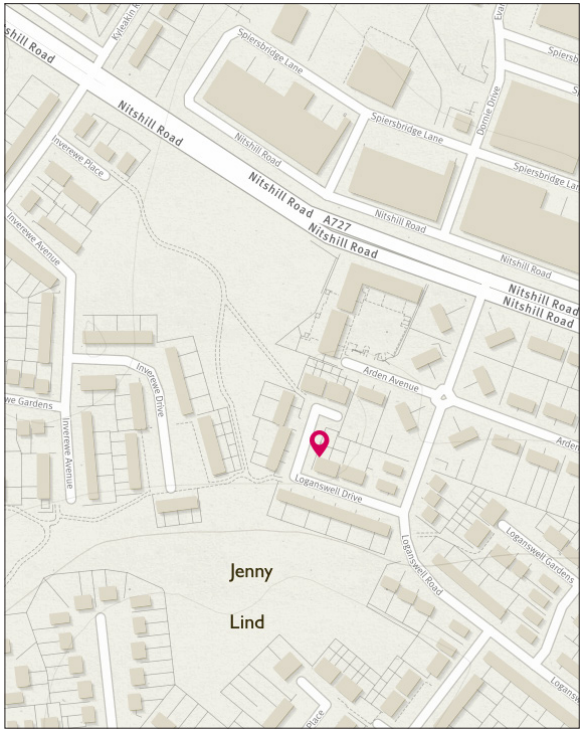


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'8") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 1.70m (5'7")
Bedroom	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area - 49m²

EPC Rating - D

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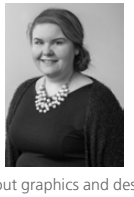
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



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