



McEwan Fraser Legal
 Solicitors & Estate Agents
 0141 404 5474

38 Archerhill Terrace

KNIGHTSWOOD, GLASGOW, G13 4TB



LOCATION

Knightswood offers a convenient location for a variety of local amenities, together with public transport links. Main road links include the Clydeside Expressway, Clyde Tunnel and M8 motorway network.

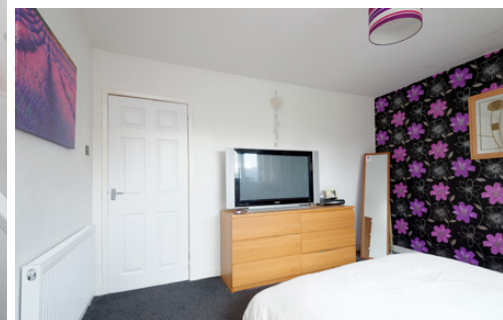
PROPERTY

We are delighted to offer for sale this well-maintained, two bedroom, semi-detached property, formed over two levels. This ideal family home has spacious and flexible living accommodation, which is sure to appeal.

Formed over two levels, the property consists of, a welcoming hallway with stairs rising to the first floor. Immediately impressive, the bright and airy lounge leads off from the hall, with a window to the front aspect, which floods the room with natural light. There is a useful storage cupboard, which is located under the stairs. The kitchen includes a good range of floor and wall mounted units with plenty of worktop, which provides a fashionable and efficient workspace, making this the ideal kitchen for an aspiring chef.

The upper accommodation comprises of a landing area. There are two well-proportioned, double bedrooms, master with fitted wardrobes and both have ample space for additional free standing furniture if required. A generous family bathroom suite, with an electric shower over the bath, completes the accommodation on this level. For additional comfort, this family home benefits from both double glazing and gas central heating.

Outside the property, there are front and rear garden grounds, mainly laid to lawn, with open aspect view to the rear overcanal. Ample parking is available in cul-de-sac to the front.



SPECIFICATIONS

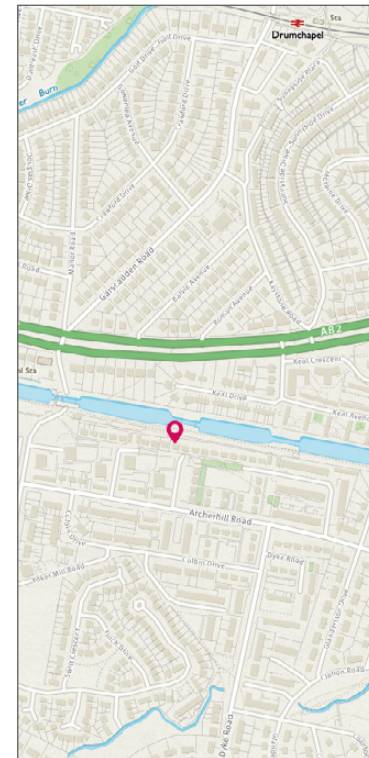
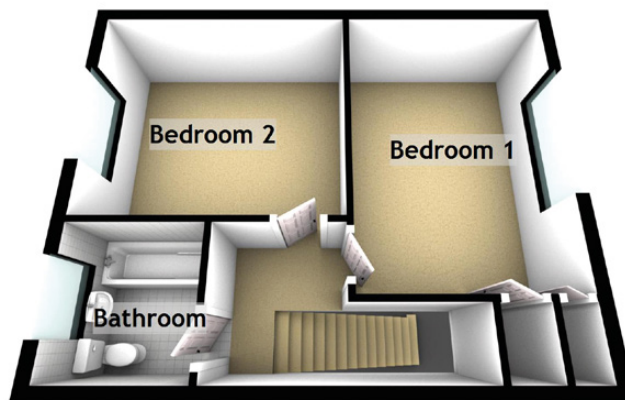
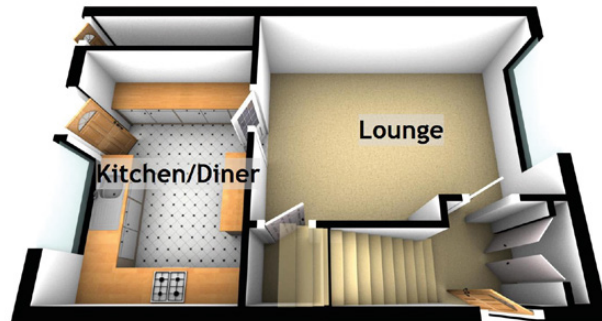
DIMENSIONS - FLOOR PLAN - LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.79m (15'8") x 3.93m (12'11")
Dining Room/Kitchen	3.82m (12'6") x 2.64m (8'8")
Bedroom	1 3.82m (12'7") x 3.54m (11'7")
Bedroom	2 3.89m (12'9") x 2.80m (9'2")
Bathroom	1.93m (6'4") x 1.68m (5'6")

Extras
(Included in the sale)

All floor coverings.



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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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.



Text and description
SCOTT YULE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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