





McEwan Fraser Legal

Solicitors & Estate Agents

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89 McLaren Crescent

GLASGOW, G20 0LD

LOUNGE





KITCHEN







BEDROOM 1

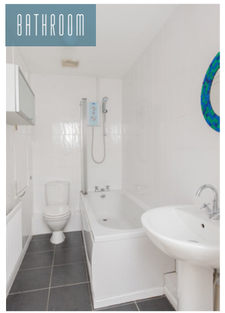




BEDROOM 2



BATHROOM



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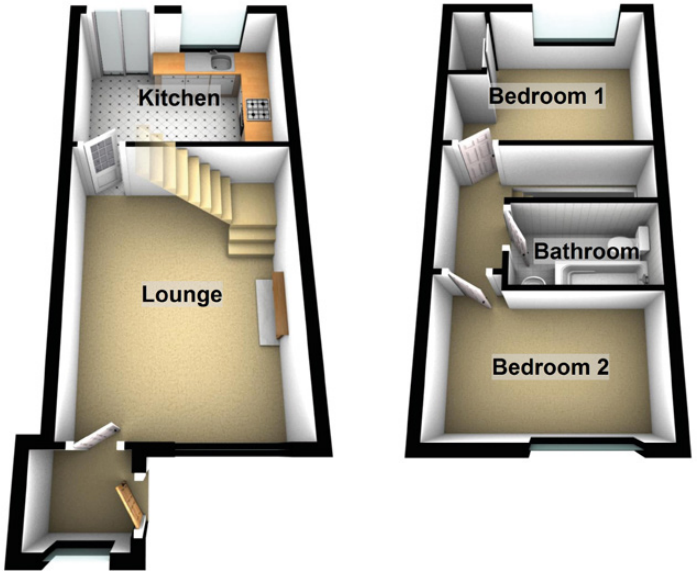
The quiet residential area of McClaren Crescent is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten minutes to the heart of Glasgow city center and the trendy west end social scene. For those traveling by car the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities within easy reach making it a very popular place to call home.

Part Exchange available. We are delighted to bring to the market this excellent two bed end terrace, set in a popular family friendly street that is well known for its neighbourly spirit. Some of the old fashioned values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace. This lovely property makes a perfect family home, as it is presented in absolute walk-in condition.

Accommodation comprises of a bright and spacious lounge, which owing to its shape would suit a range of furniture configurations. The lovely kitchen/diner makes a fantastic hub for the family around meal times. It is perfect for the home, finished in a lovely range of light wood fitted units, with an electric hob, electric oven and ample space for the fridge/freezer and washing machine, making it a great space for the chef to serve up the family favourites. There is plenty of light flooding in from the patio doors which lead out beautifully to the back garden. The tiled family bathroom is both bright and very fresh, finished in a white suite with an electric shower over the bath. There's always an instant supply of hot water for long refreshing showers. There are two bedrooms in this lovely home, both doubles with ample space for free-standing furniture. There is also ample cupboard space in the home to help keep everything in it's place.

The home is kept warm, comfortable and cozy via the double glazing and gas central heating. The garden space has just had a new fence erected, it is secure making it ideal for children and pets and on sunnier days offers a great place to relax and unwind at the end of a hard day. Residents parking is available to the front. 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. Some properties tick all the boxes, this is certainly one of them. Completely redecorated and in walk-in condition. Early viewing is strongly advised for this lovely home with loads of further potential, that's just waiting for new owners to call it 'our home'.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.72m (15'6") x 3.60m (11'10")
Kitchen	3.57m (11'9") x 2.75m (9')
Bedroom 1	3.61m (11'10") x 2.75m (9')
Bedroom 2	3.62m (11'11") x 2.45m (8')
Bathroom	2.44m (8') x 1.38m (4'6")

Gross internal floor area (m²) - 60 m²

EPC Rating - D

Extras
(Included in the sale)

Freestanding appliances may be available by separate negotiation.

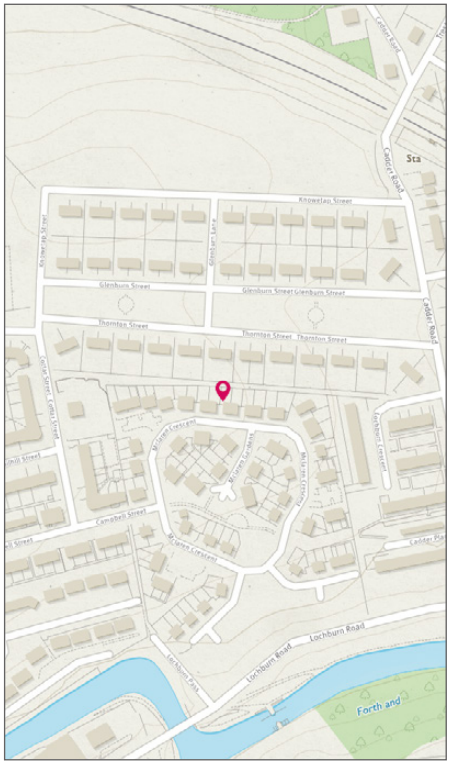


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Part Exchange Available

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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 in association with THE SUNDAY TIMES THE TIMES



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