



This fantastic modern apartment is located in the sought after Ridgeway Park development which is extremely convenient for Braehead and Silverburn shopping complexes with their various high street stores and a selection of excellent primary and secondary schools. Govan is approximately one and a half miles away, offering a diverse range of facilities including shops, Asda supermarket, recreational facilities as well as a selection of bars and restaurants. An additional and increasingly important aspect of this property is that it is within only a few minutes walk of the recently opened Queen Elizabeth Southern General Campus.

The area benefits from frequent public transport links allowing fast commuter access to Glasgow city centre and beyond. Access to the M77/M8 motorway networks is within five minutes car drive.

McEwan Fraser Legal are delighted to offer to the market this very well presented first floor apartment within corner situated two-storey building, occupying an enviable position within the ever popular Ridgeway Park development. Meticulously maintained and in immaculate order throughout, this generously proportioned home has been extensively improved and is in true "turnkey" condition and internal inspection will not disappoint.

This building is entered via a secure entry system into a beautifully maintained communal hallway. The apartment itself is in fantastic condition and has been decorated with an exceptional eye. The reception hall grants access to all rooms and has very handy storage cupboards. The spacious lounge is flooded with light from large double glazed windows with southerly aspects and has more than sufficient space to hold a medium size table and chairs. The two double bedrooms benefit from mirror wardrobes and have rear garden aspects. The kitchen itself has been finished to a high standard to include a good range of floor and wall mounted units with matching worktop, which provides a fashionable and efficient work-space. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. The accommodation is completed internally by a fabulous fitted bathroom comprising three piece white suite including contoured wash hand basin built into vanity unit, independent shower above bath. Contrasting fully height water resistant panelling around walls, lowered ceiling with recessed down-lights, polished chrome heated towel rail.

As the property is on the upper floor also benefits from masses of loft space. The specification is further enhanced by gas central heating, double glazing and private allocated parking bay adjacent.





Approximate Dimensions
(Taken from the widest point)

Lounge	17'0 (5.19m) x 13'10 (4.23m)
Kitchen	12'3 (3.74m) x 8'8 (2.64m)
Bedroom 1	13'3 (4.05m) x 9'7 (2.93m)
Bedroom 2	12'6 (3.81m) x 8'8 (2.64m)
Bathroom	8'10 (2.70m) x 5'2 (1.58m)

Gross internal floor area (m²): 65m²

EPC Rating: C

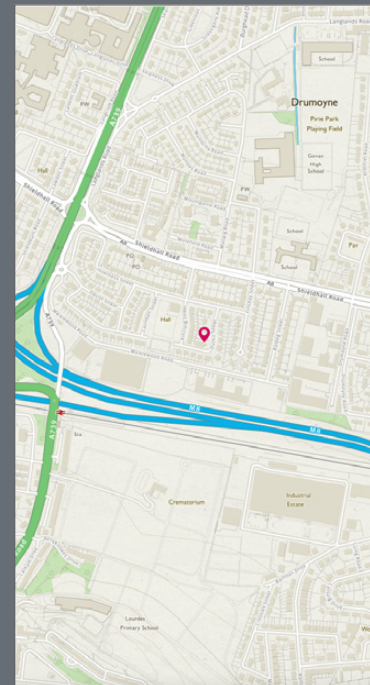


Image credit: <http://www.aerialview.co.uk/comp/>

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Part
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