



35 FENWICK ROAD

GIFFNOCK, GLASGOW, G46 6AU

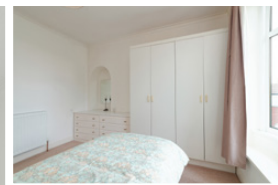
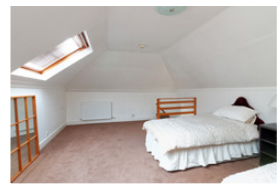
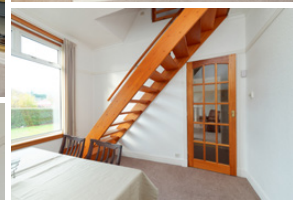
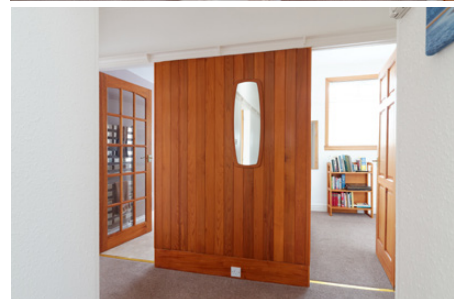
The eternally popular area of Giffnock is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere ten miles to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

We are delighted to offer to the market this excellent and rarely available three-bedroom semi-detached bungalow, set in the heart of the extremely popular area of Giffnock. The property has a huge range of classic unspoiled period features that echo back to an era of real style and quality workmanship. In addition to the original features, it has been beautifully and thoughtfully upgraded to a high standard and offers a truly lovely property to come home to. Having been extended into the roof space, it further benefits from a spacious area of floored and lined loft space. The accommodation consists of a bright and spacious lounge with classic detail, stunning feature fireplace with an electric fire, and a large square bay window that streams natural light into the room. Just sitting in this room gives a real sense of peace and relaxation seldom found in properties today. Given the shape of the room, it would suit a range of furniture

configurations. The kitchen is stunning, finished with a beautiful range of Porter Beige gloss units with an induction hob, electric oven, integrated microwave, fridge, freezer and washer dryer. The modern bathroom is bright and fresh, finished in a designer white suite with a powerful electric pump shower over the bath. There are three bedrooms in this lovely home, all with ample space for free-standing furniture. The third bedroom on the ground floor is very versatile and can double as a tv room/home office/dining room or third bedroom.

The home is kept warm and comfortable via the double glazing and gas central heating. Parking is in abundance with the large driveway capable of accommodating many vehicles and the garage providing a great storage/workshop area for those who like to tinker with a hobby. The large rear garden is easily maintained and would be ideal for pets or children. This home (subject to planning re-approval) has fantastic further development potential and could easily be extended to the rear.

This unique home would make an ideal buy for anyone with an appreciation of quality, individuality and exquisite period styling. Some properties just tick all the boxes; this is definitely one of them. Early viewing is strongly advised for anyone looking for a unique and completely captivating home in a first class area.



SPECIFICATIONS

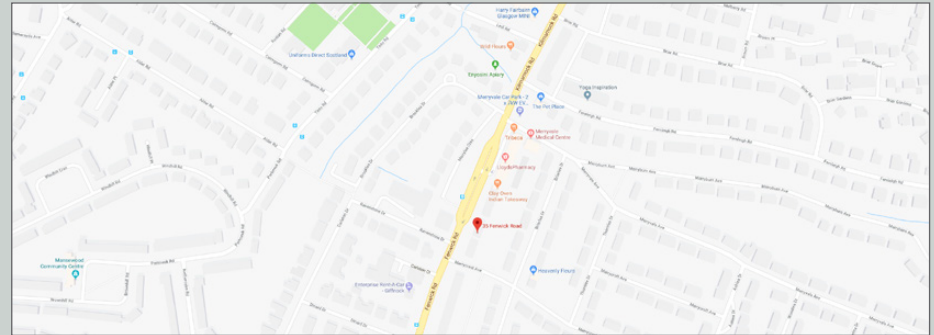
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Kitchen	4.00m (13'1") x 3.00m (9'10")
Dining Room / Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bedroom 1	5.80m (19'1") x 4.10m (13'5")
Bedroom 2	3.40m (11'2") x 2.10m (6'11")
Attic Space	3.60m (11'10") x 3.30m (10'10")
Bathroom	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²) : 74m² | EPC Rating : D



McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer