



Lovingly maintained three bedroom end-terrace house

Excellent starter home



9 Kingfisher Gardens

Knightswood, Glasgow, G13 4QP



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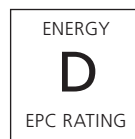
3 BED



1 BATH



ON STREET



ENERGY

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EPC RATING



9 Kingfisher Gardens

Knightswood, Glasgow

Situated within the hugely popular and sought after location of 'Knightswood' this property would be a super acquisition for a first time buyer, young couple or buy to let investor, given its superb positioning and excellent neighborhood community spirit. Offering great commuting links as well as being within a very short stroll to all local amenities and schooling catchments, for example Garscadden, St Brendans and Yoker Primary schools and Kelso nursery are all within reasonable walk of the property. Knightswood and St Thomas Aquinas Secondary schools are also easy reached. Motorway links 5 minutes drive. Good bus and rail links only 5 minutes away and for relaxing there's plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for family times.





Part Exchange available! McEwan Fraser Legal are delighted to present this superb three bedroom family home to the residential sales market. The property has been owned by the current owner from new and has been maintained to a very high standard throughout. Kingfisher Gardens has a warm community focused ethos and provides an excellent location to consider raising a family.

The property is end terraced and sits on a very generous plot. There is parking to the front, double glazing gas central heating and a generous rear garden. This quiet street is set back from passing traffic giving that extra piece of mind when young children wander out to play.

You enter the house through a useful hallway space which leads through to the spacious main reception room which is wider than you would expect in a house of this period. This room is well thought out and provides a number of options for different furniture configurations while making superb use of natural light. To the rear of the reception room, you find a dining space which can easily seat six in some comfort. The kitchen itself

is immediately to the right of the dining space and is of a good size. A range of base and wall mounted units provide plenty of prep and storage space which is sure to appeal to the aspiring chef! Gas hob and electric oven are integrated while there is space for a washing machine, fridge and freezer. These appliances may be available by negotiation with the owner.

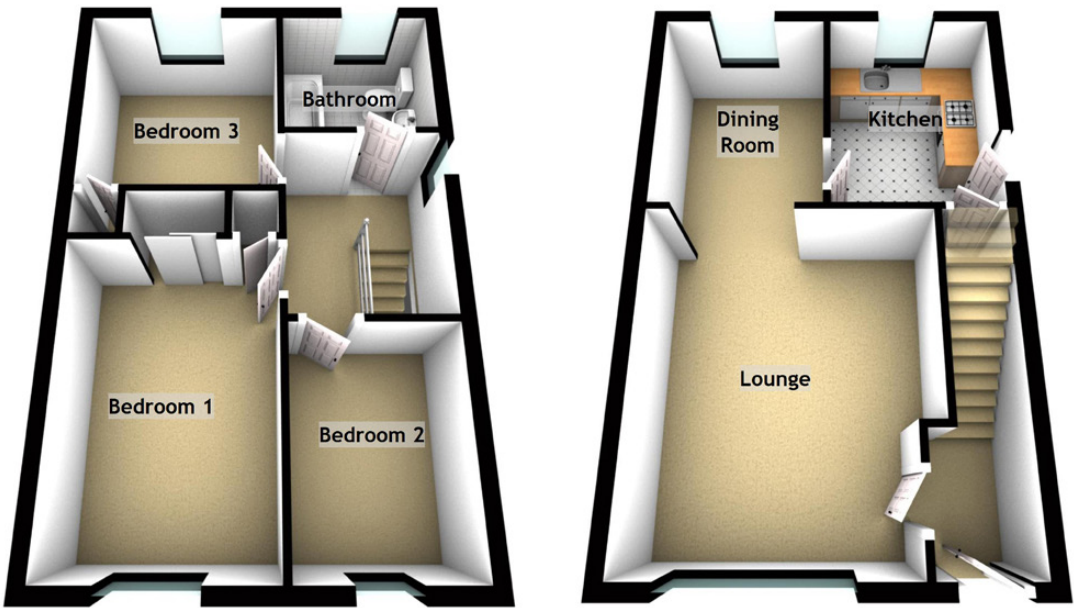
Upstairs, there are two large double bedrooms which both have built-in wardrobes to aid with storage, a further single bedroom and a family bathroom which has a three piece suite and shower over bath. The main landing provides access to a large loft space could provide further storage.

A well maintained front garden benefits from side access to the generous rear garden which comes complete with a shed for storage.

Overall this a superb home waiting to start the next chapter in what is sure to be a long and distinguished history. A real must see.

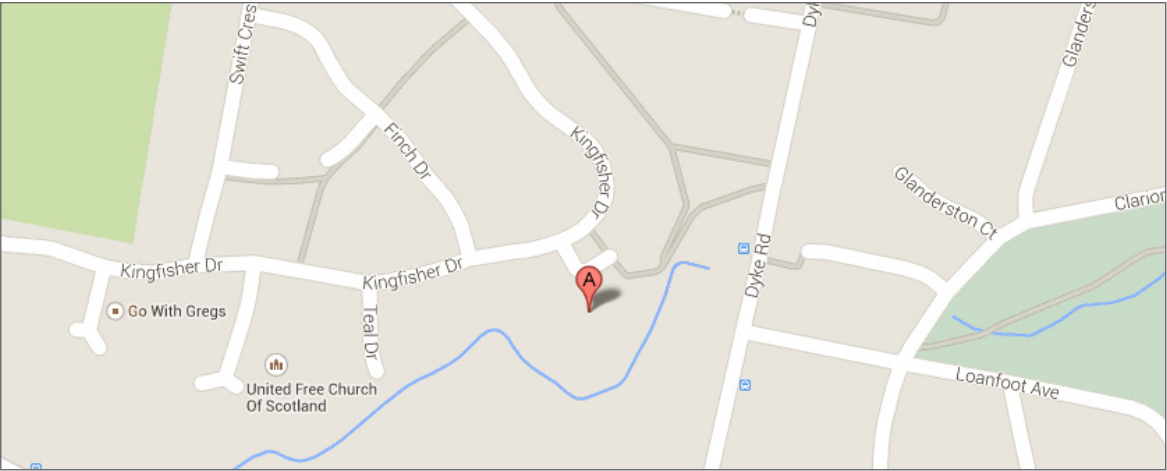
Lounge/Dining Room





Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.75m (12'4")
Kitchen	3.00m (9'10") x 2.30m (7'7")
Dining Room	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	4.00m (13'1") x 2.60m (8'6")
Bedroom 2	2.90m (9'6") x 2.10m (6'11")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")





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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.

Disclaimer - 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 schedule 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.



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