





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

98 Lethamhill Road

RIDDRIE, GLASGOW, G33 2SA

Location



HOGGANFIELD LOCH | LETHAMHILL GOLF CLUB & COURSE | PLAYING FIELDS







In the area there is schooling at both primary and secondary levels. Local amenities include public swimming pool, gymnasium, recreational park, nine-hole golf course, library and much more.

There is convenient access to extensive amenities of Glasgow city centre including world-class shopping, major transport hubs and a wide selection of theaters, galleries and cinemas.

Public transport includes both bus and rail links to the city centre and surrounding areas which has a host of bars, restaurants, cinemas, theatres, universities and hospitals.

McEwan Fraser Legal are delighted to offer to the market this truly stunning three bedroom semi-detached villa, in showroom condition. Refurbished to the highest standard by the current owner. This unique property offers fantastic accommodation comprising, on the lower level of a tastefully decorated lounge with oak flooring and patio doors leading to rear garden. This spacious area could easily afford room for a medium dining room table and chairs. The property also has a modern kitchen and downstairs WC.

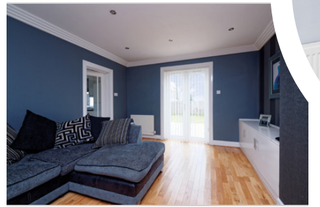
Upstairs there are three bedrooms and a spacious family bathroom. The property further benefits from double-glazing, gas central heating, detached garage and garden grounds. An ideal family home with flexible accommodation to meet your requirements.



Lounge & Kitchen



















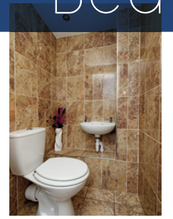


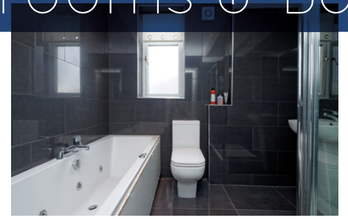


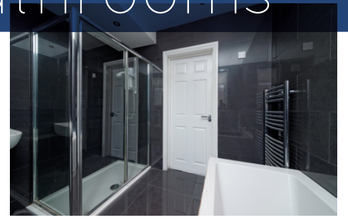




Bedrooms & Bathrooms



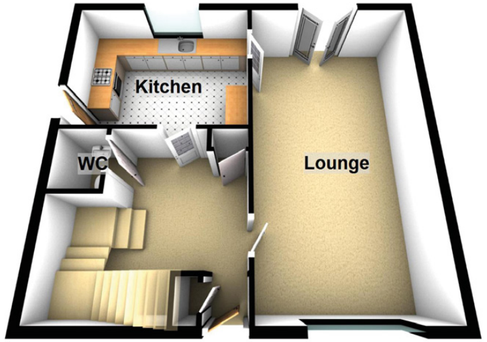


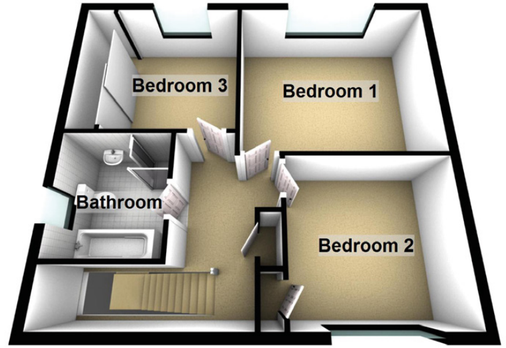






Floor Plan, Dimensions & Map





Approximate Dimensions
(Taken from the widest point)

Lounge	6.80m (22'4") x 3.60m (11'10")
Kitchen	3.90m (12'10") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	3.10m (10'2") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 2.20m (7'3")

Gross internal floor area (m^2) - 105 m^2

EPC Rating - D

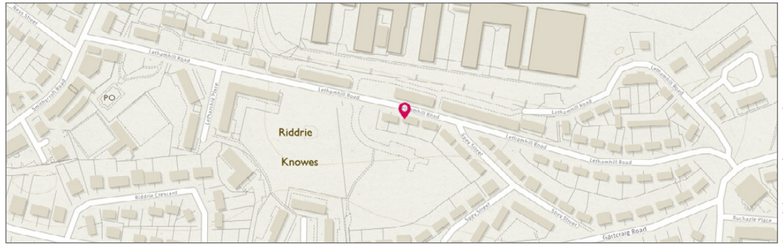


Image credit: https://www.ordnancesurvey.co.uk/os-maps/







McEwan Fraser Legal

Solicitors & Estate Agents

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.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
ALAN DONALDSON
Strategic New Business Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer