



McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

14-5 Sandbank Drive

GLASGOW, G20 0DA

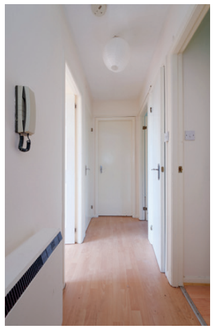
14-5 SANDBANK DRIVE

Sandbank Drive is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere ten minutes to the heart of Glasgow city center. 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.

We are delighted to bring to the market this excellent two bedroom apartment, set on a preferred first floor. In a popular area, that's well known for its neighborly spirit. The accommodation consists of a bright and spacious lounge/ diner which owing to its shape would suit a range of furniture configurations. The kitchen is perfect for the home, finished in a lovely range of super clean gloss white fitted units, with an electric hob, electric oven, washing machine, built-in fridge freezer and dishwasher, making it a great space for the chef to serve up the family favorites. The bathroom is bright and fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers. There are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture.

The home is kept warm, comfortable, cozy and secure via the double glazing, electric heating and secure entry main door system. 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. Early viewing is strongly advised for this great apartment that's just waiting for new owners to call it our home.





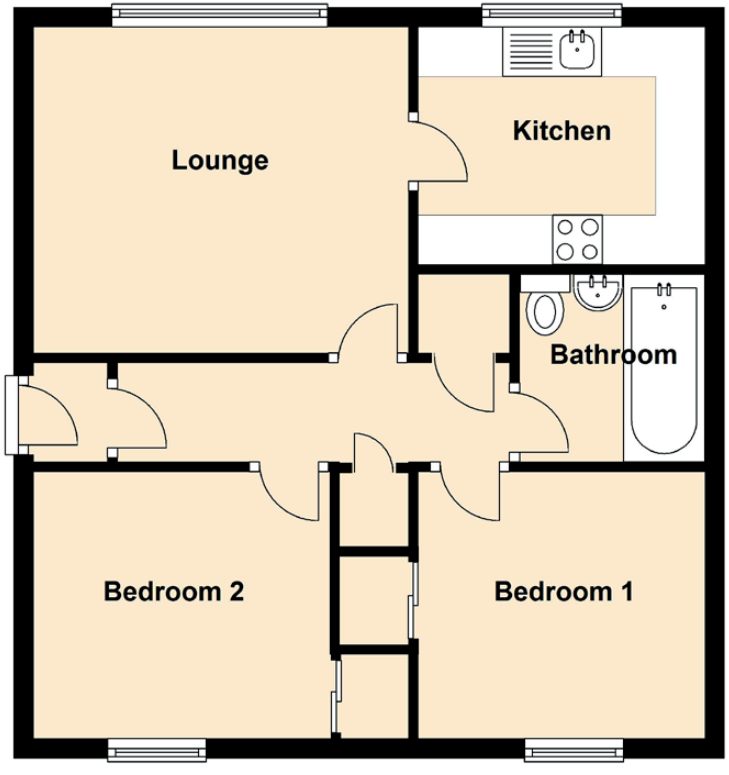










Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.30m (10'10")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Bedroom 1	3.00m (9'10") x 2.70m (8'10")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.88m (6'2")

Gross internal floor area (m^2) - $50m^2$
EPC Rating - C

Extras
(Included in the sale)

Appliances may be available by separate negotiation.

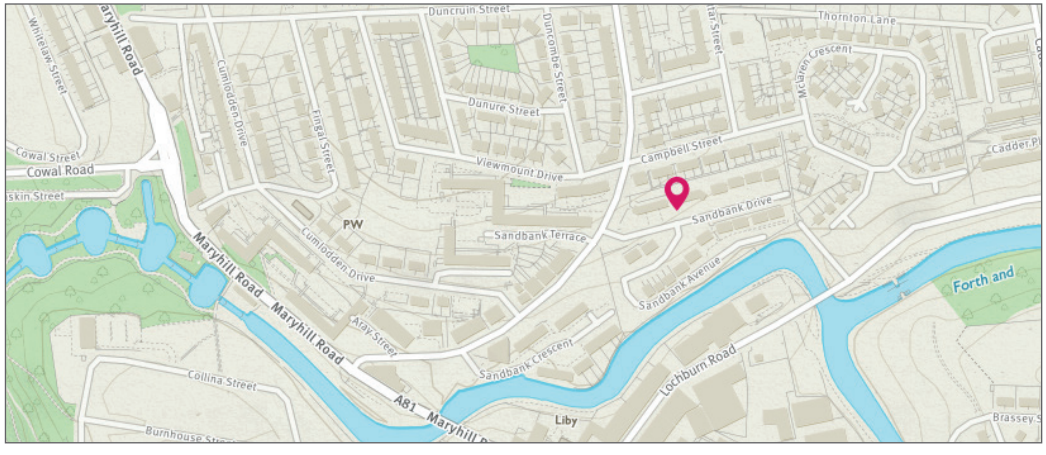


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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. 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
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer