





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

146 Estate Road

CARMYLE, GLASGOW, G32 8AQ



















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Estate Road is a sought after residential street in the ever popular Carmyle. The area is well served by public transport and a local railway station is within easy walking distance. For commuters wishing to use private transport, there are easy road links to both the M8 and M74 and main arterial routes allowing easy access to central Glasgow and beyond. The surrounding suburbs of Shettleston and Parkhead provide a wealth of shopping facilities including the new Fort Shopping Complex and the Forge Shopping Centre, Market and Retail Park, all of which boast a number of high street retailers.

McEwan Fraser Legal are delighted to present this superb, three double bedroom end-terraced home to the market. The property enjoys an excellent plot in the well regarded Carmyle Village area. This is one of the larger style houses in the area and offers exceptionally spacious accommodation throughout. While some cosmetic upgrading may be required, the fabric of the building is in excellent condition with gas central heating and double glazing throughout. The property also benefits from well proportioned front and rear gardens which are mature and primarily laid to lawn.

You enter the property to find a superb reception room which enjoys ample floor space and floods of natural light from a large picture window. The room can comfortably accommodate two large sofas centred around the feature fireplace. The kitchen is located to the rear of the reception and runs the full width of the house. The kitchen is comprised of a full range of base and wall mounted units which provide ample prep and storage space for the aspiring chef. Further storage is provided by a deep cupboard which runs under the stairs. An electric hob, oven and extractor hood are integrated and space is provided for free-standing washing machine and fridge-freezer. Upstairs, the property enjoys three double bedrooms and a generous bathroom comprises of three-piece, white suite and shower over bath. The property has been a well loved family home for many years and has excellent potential as a starter home for a couple or young family. Early viewing is highly recommended.

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	5.10m (16'9") x 2.10m (6'11")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	4.10m (13'5") x 2.00m (6'7")
Bedroom 3	3.10m (10'2") x 2.25m (7'5")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m^2) - 146m^2

EPC Rating - D

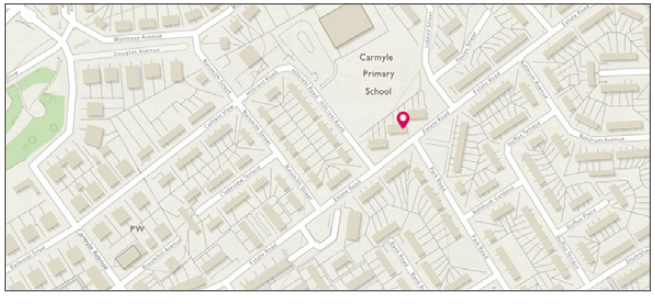
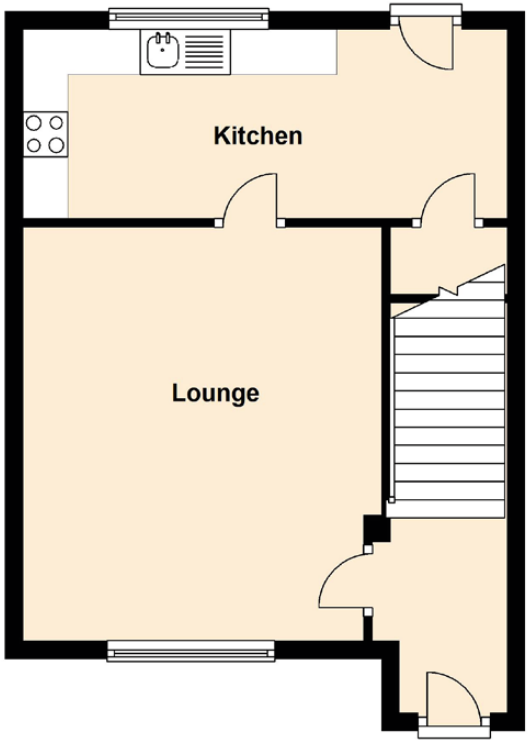
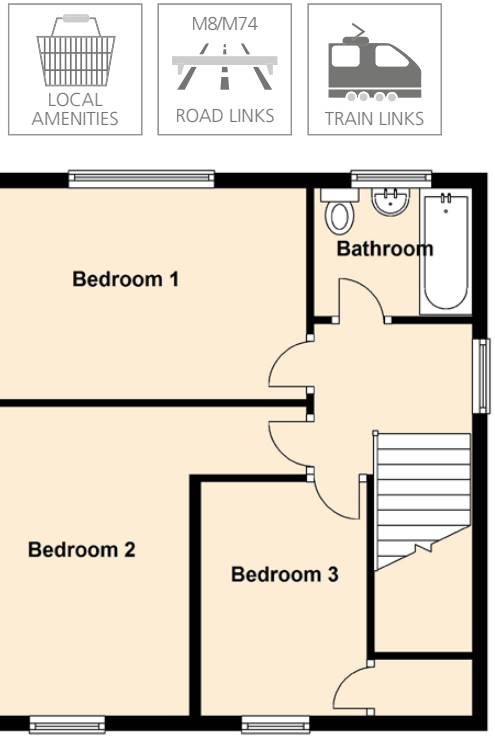


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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
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Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BEN DAYKIN
Designer