



118 WATERSIDE ROAD GLASGOW, G76 9DE


McEwan Fraser Legal
Solicitors & Estate Agents



The popular conservation village of Carmunnock is a great place to live and commute from. The transport links by bus and rail (Busby railway station) are frequent and it's a mere twenty minutes 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 a good range of schools and amenities within easy reach making it a very popular place to call home.

THE LOCATION CARMUNNOCK GLASGOW, G76 9DE



We are delighted to offer to the market this stunning and rarely available three bedroom detached period home set in the beautiful conservation village of Carmunnock. This property is absolutely brimming with period charm and would make a great home for any couple or family to come home to.

The accommodation comprises of a spacious and modern fitted kitchen is finished with a good range of units. The large range is perfect for those who like to cook and it can easily cater to the family's needs. There is ample space for the freestanding dishwasher, washing machine and American style fridge freezer (freestanding appliances may be available by separate negotiation). The lounge is a great size and is a feast of period detail, with stripped floorboards, original ceiling and cornice work still beautifully intact and a feature fireplace. The large windows flood the room with natural light and the wooden panelling surrounding them is another intact key feature, the room has to be seen to be appreciated. The large dining room would not look out of place in a BBC period drama from the 1800s. With an open fireplace, stripped floorboards and excellent space for the large dining table it makes a great place to relax with friends and family on more formal dining occasions.

The spacious master bedroom is a size akin to the lounge, again the floorboards are stripped and the light floods in to create a peaceful and calm environment. There are a further two bedrooms within the property, along with the tiled family bathroom which is modern, bright, fresh and well appointed, with a bath, stand-alone shower, and a white-suite. The property is kept warm and secure courtesy of the gas central heating and double glazing.

Parking is to the rear and there is a small garden area to the front and rear. Some properties tick all the boxes, this is certainly one of them. Early viewing is strongly advised for anyone looking for a completely unique period home with loads of charm and timeless character and which is set in a very popular village location.

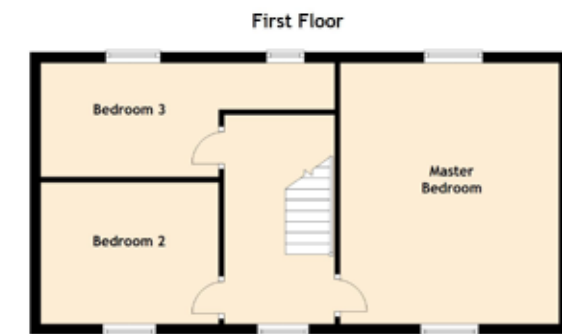
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PROPERTY SPECIFICATIONS

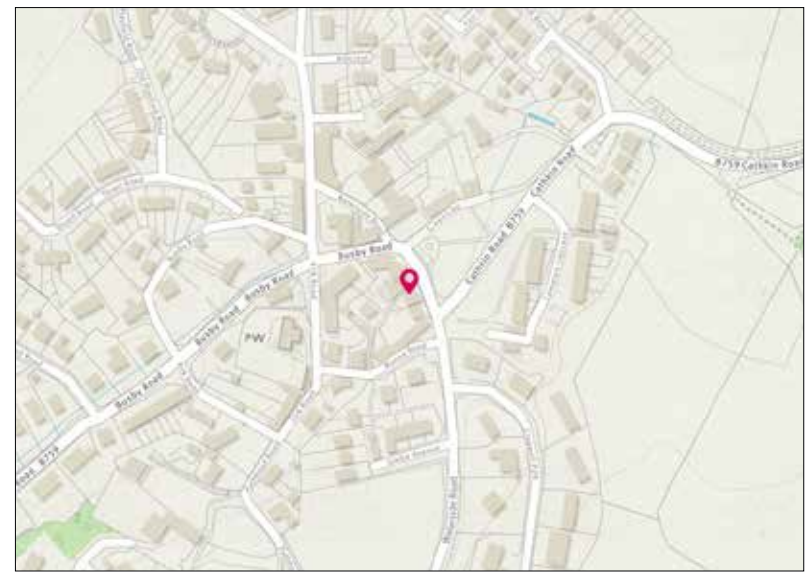
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 4.20m (13'9")
Kitchen	3.70m (12'2") x 3.50m (11'6")
Dining Room	5.40m (17'9") x 4.90m (16'1")
Master Bedroom	4.90m (16'1") x 4.10m (13'5")
Bedroom 2	3.73m (12'3") x 2.80m (9'2")
Bedroom 3	5.50m (18'1") x 2.14m (7')
Bathroom	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 122m² | EPC Rating: E






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

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KEN MEISAK
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALLY CLARK
Designer