

Contemporary two double bedroom flat in a semi-rural location

Excellent condition throughout

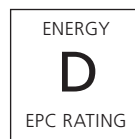


11 Rankin Court

Muirhead, Glasgow, G69 9DJ



Scan Here!





The property occupies a central position in the quiet suburb of Muirhead. The area is well served by local shops and excellent public transport services which provide access to surrounding districts and the city centre. The property is also easily accessible by car via the nearby M80 motorway, which links with the national motorway network giving direct access to the central belt, Glasgow city centre and Glasgow International Airport. In addition, the Fort Shopping Centre is located close by providing a wide range of outlets including many high street names and supermarket shopping.



11 RANKIN COURT

Part Exchange available! McEwan Fraser Legal is delighted to present this spacious ground floor modern build flat to the residential sales market. The property is presented to the market in superb internal condition and has been sympathetically designed to make best use of available natural light. The development also comes with its own off street parking and would make a magnificent first time buy or sensible buy to let investment.

Internally, you enter the flat through a welcoming hallway which has the benefit of a useful storage cupboard. The generous living room is large enough to accommodate a pair of sofas and boasts a striking oak floor. The kitchen,

leading directly off the living room, is larger than you would expect in a flat of this type. There are a range of base and wall mounted units which provide ample prep and storage space for the aspiring chef. There is a gas hob, electric oven, a free standing fridge freezer, integrated washing machine and dishwasher. Master bedroom comes complete with two built in wardrobes and en-suite shower room. The accommodation is completed by a further double bedroom and an outstanding master bathroom.

This flat is in excellent condition and also benefits from gas central heating and double glazing. It should be viewed to be fully appreciated.



**THE LARGE FITTED KITCHEN
HAS A RANGE OF BASE AND
WALL MOUNTED UNITS**



**“...THE
GENEROUS
LIVING
ROOM
BOASTS A
STRIKING
OAK
FLOOR...”**

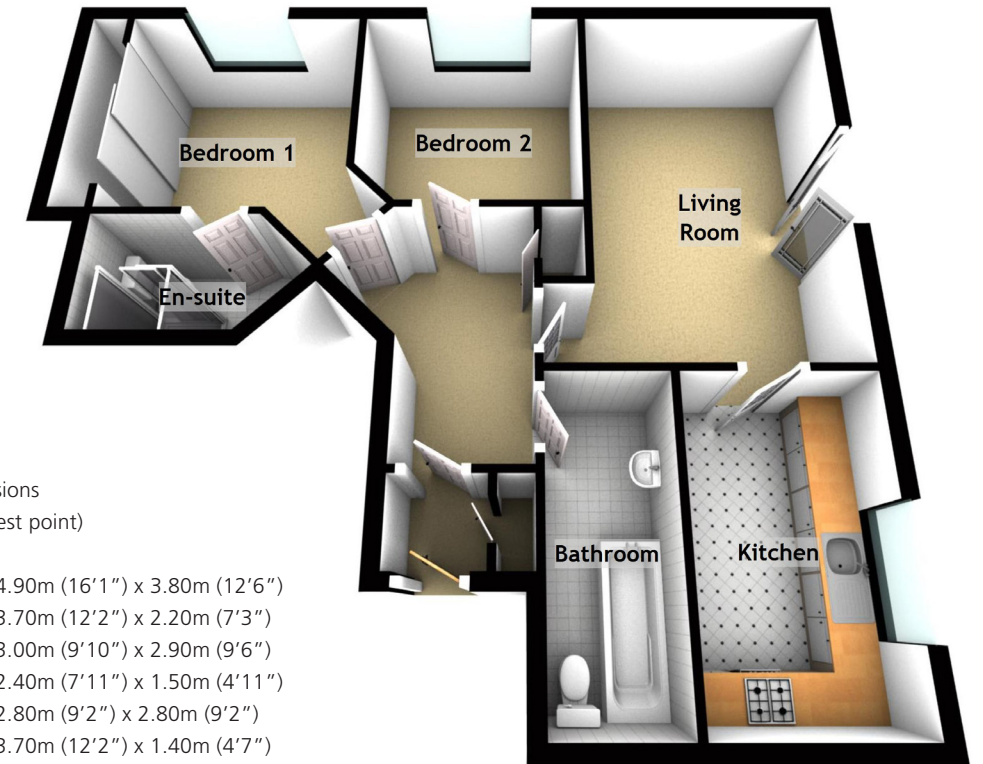




BEDROOMS, BATHROOM & SHOWER ROOM

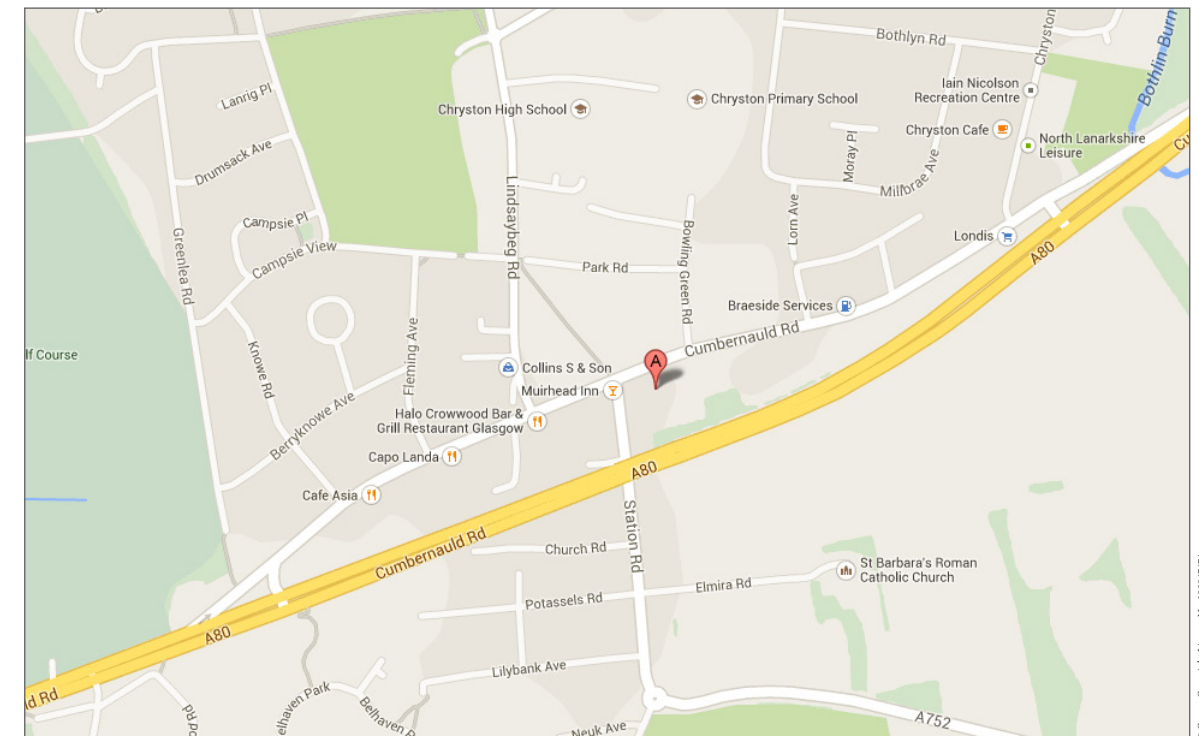


Ground Floor



Approximate Dimensions
(Taken from the widest point)

Living Room	4.90m (16'1") x 3.80m (12'6")
Kitchen	3.70m (12'2") x 2.20m (7'3")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
En-suite	2.40m (7'11") x 1.50m (4'11")
Bedroom 2	2.80m (9'2") x 2.80m (9'2")
Bathroom	3.70m (12'2") x 1.40m (4'7")





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



THE SUNDAY TIMES
THE SUNDAY TIMES



THE SUNDAY TIMES
THE SUNDAY TIMES



THE SUNDAY TIMES
THE SUNDAY TIMES

Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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.

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.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer