




McEwan Fraser Legal
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12A Vaila Street
CADDY, GLASGOW, G23 5BB



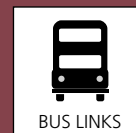
CADDER

Glasgow

Cadder is a long established locale situated in the north of Glasgow, with all of the day to day amenities you would expect, including an Asda supermarket. Cadder Primary School is within walking distance from the property and there are excellent public transport links serving the area with local buses and nearby Gilshochill Railway Station, providing regular services to the city centre.

For sporting enthusiasts, there is plenty to keep you busy in Glasgow and the surrounding areas. The “Dear Green Place” has a wealth of parks and recreational facilities. A short walk from the property, is The Forth and Clyde Canal currently part of a large scale regeneration scheme which aims to transform the canal into a fantastic waterside environment that will bring benefits to those who live in and work in the city or indeed to those who are just visiting.

Glasgow’s bustling ‘West End’ is only a five minute drive from the property. Home to the Botanic Gardens and Glasgow University, there is no shortage of nightlife, trendy bars, restaurants and cafes offering a fantastic social scene, some of the best Glasgow has to offer. In addition to this, there are excellent road links giving easy access to Glasgow city centre and the central belt motorway networks.



Possil Marsh | Ruchill Park | Forth Canal | Play Park Near Cadder Primary | Gilshochill Train Station | Cadder Primary



“...The contemporary electric fireplace, with custom built surround, ingeniously houses the entertainment system...”



12A VAILA STREET

Glasgow

Part Exchange available. Occupying an enviable ground floor main door position, this fantastic two bedroom flat will appeal to a large number of buyers.

Set down and back from the road, the enclosed private front garden is laid to lawn. The front door leads to a welcoming entrance vestibule and hallway. To your left, you will find a bright, well proportioned lounge with space for a dining table, two large sofas and a useful study nook. The contemporary electric fireplace, with custom built surround, ingeniously houses the entertainment system, which connects to the television above. The perfect spot to snuggle up with a good movie or host a get together with friends.

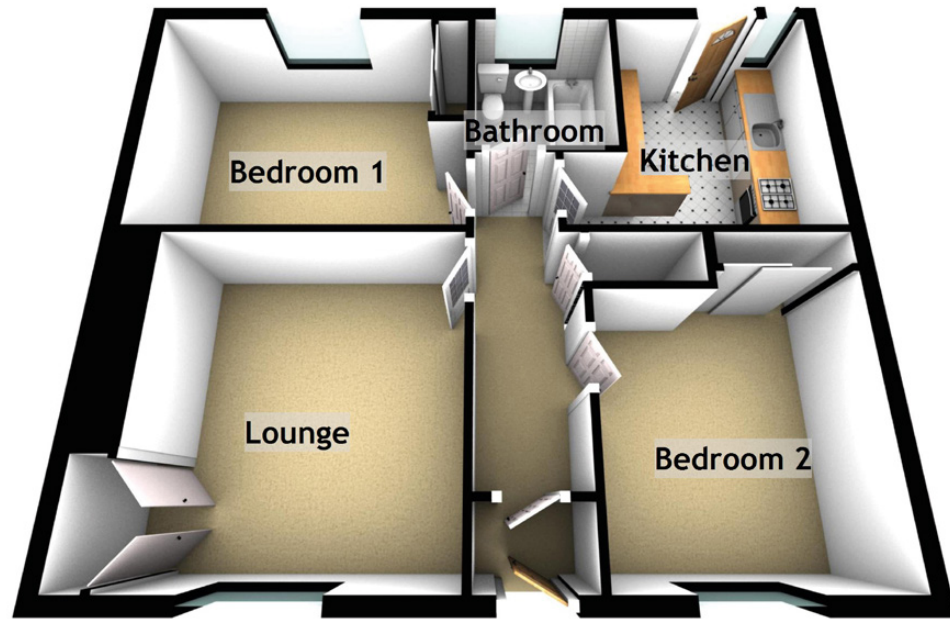
There are two, good-sized double bedrooms with large built-in wardrobes and space for free standing furniture, one to the front and one to the rear of the property. The white, three piece family bathroom is partly-tiled, with an electric shower over the bath.

The breakfasting kitchen is to rear of the property and boasts white wall and base units, complemented by a dark sparkle worktop. Fitted out to maximise the usable worktop space, there is a breakfast bar, free standing cooker, under counter washing machine, tumble dryer and tall fridge freezer. Everything you need to rustle up an exciting dinner party menu or a quick supper.

Access to the enclosed private back garden and communal drying green is via the back door located in the kitchen. The back garden itself is laid to lawn with space for a shed, barbecue, children's toys and garden furniture.

12A Vaila Street is kept cosy and warm with gas central heating, double glazing and a welcoming community spirit.





SPECIFICATIONS

Floor Plan | Dimensions | Map

Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.90m (12'10")
Kitchen	3.41m (11'2") x 3.10m (10'2")
Bedroom 1	4.40m (14'5") x 3.10m (10'2")
Bedroom 2	3.09m (10'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.40m (4'7")

Gross Internal Floor Area - 60m²

EPC Rating - C

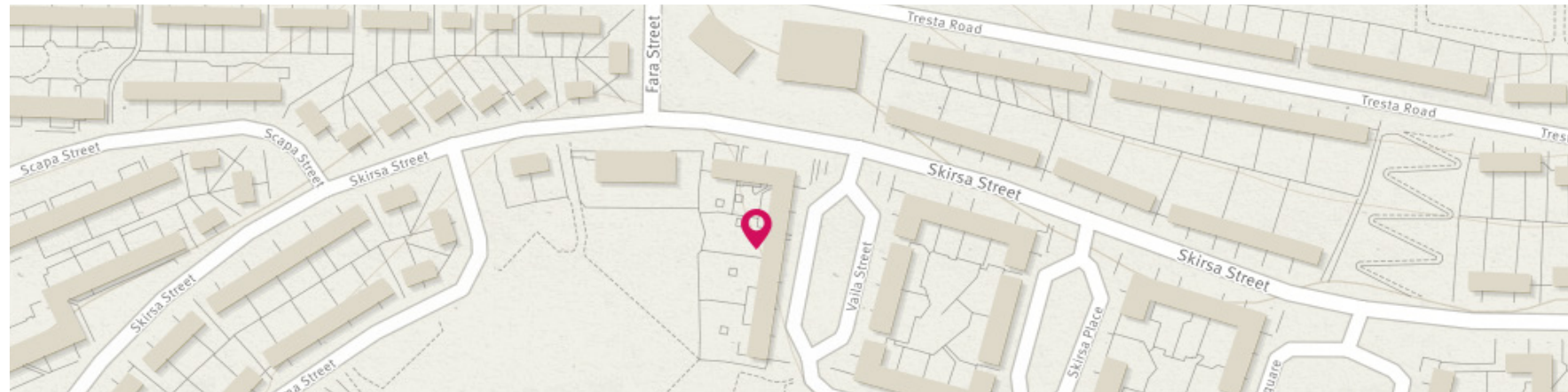
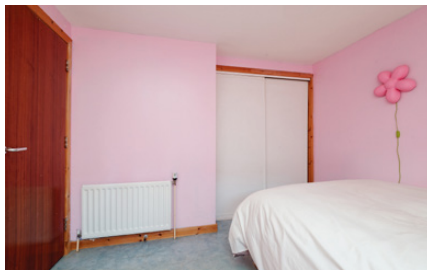
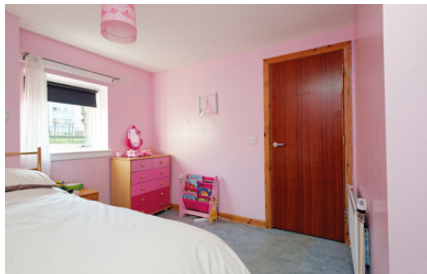


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



McEwan Fraser Legal
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Part
Exchange
Available



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