




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

86 Carlibar Avenue

KNIGHTSWOOD, GLASGOW, G13 4AW



KNIGHTSWOOD PARK, SURROUNDING LOCAL AREA, GARSCADDEN TRAIN STATION AND M&S



Knightswood

“...in the area of Glasgow’s West End, which is a very sought after locale...”

The property is situated in the ‘Knightswood’ area of Glasgow’s West End, which is a very sought after locale. It is well placed with local shops and a Post Office. Anniesland Cross and Great Western Road offer all other amenities including Marks & Spencers and a Morrison Superstore. Jordanhill College and the Vet School are both within the immediate vicinity. Public transport can be found nearby by bus and train. Road links to the Clyde Tunnel, Clydeside Expressway and M8 motorway network are all within a very short drive.



Carlibar Avenue



We are delighted to offer for sale this superb, two bedroom, upper cottage flat, which is in "Truly walk-in condition" and situated within the hugely popular location of Knightswood. This property would be a super acquisition for either a first time, second time or an elderly buyer, given its superb spot, offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments. The flat has been designed to maximise the natural available light, creating a modern ambience, and has been professionally re-decorated, modernised and upgraded throughout with a fresh, contemporary theme. Modernisation includes re-wiring, re-plumbing, re-plastering, re-decorating, new floors, doors, kitchen and bathroom. As one would expect, room dimensions are very generous and

the accommodation has been arranged to offer both flexibility and a high level of individuality and has the added advantage of a private driveway to the side aspect.

In more detail, the property consists of: a welcoming entrance hall, with stairs rising to the first floor hallway. There are two handy storage cupboards located off the upper hallway. An immediately impressive and spacious lounge/diner, with a bow window to the front aspect, flooding the room with natural light and offering views over the surrounding area. A further storage cupboard is located off this room. The newly fitted kitchen/diner includes a fantastic range of contemporary floor and wall mounted units,

with a complementary worktop. It further benefits from an integrated oven, hob and a stainless steel extractor hood. There is also space for an integrated washing machine and an integrated fridge and freezer. There is room for a table and chairs for more informal dining.

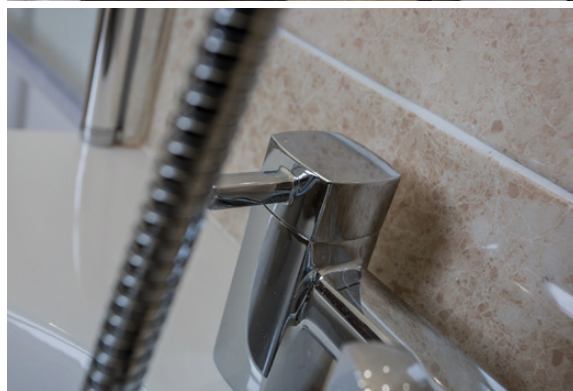
There are two, well-proportioned, double bedrooms with storage cupboards and both offer space for additional free-standing furniture if required. The second bedroom is a very adaptable room and could be used as anything you want it to be, a hot office space, dining room or a permanent bedroom. A partly-tiled, contemporary, three-piece bathroom suite completes the accommodation.

The flat also benefits from both gas central heating (new system) and double glazing throughout for additional comfort. There is also the further benefit of loft space. The space that exists in this zone offers the very real possibility to create additional living accommodation (STPP). Neighbouring properties have carried out similar works.

A real bonus is the private driveway to the side aspect providing off-road parking for two vehicles. The driveway could be extended or a garage erected if desired (STPP). The private rear garden is enclosed and will be a huge benefit to families or to those who simply enjoy outdoor living. This area is a real sun trap and is a great spot to spend a lazy summer's day. There is also a share of the drying green.



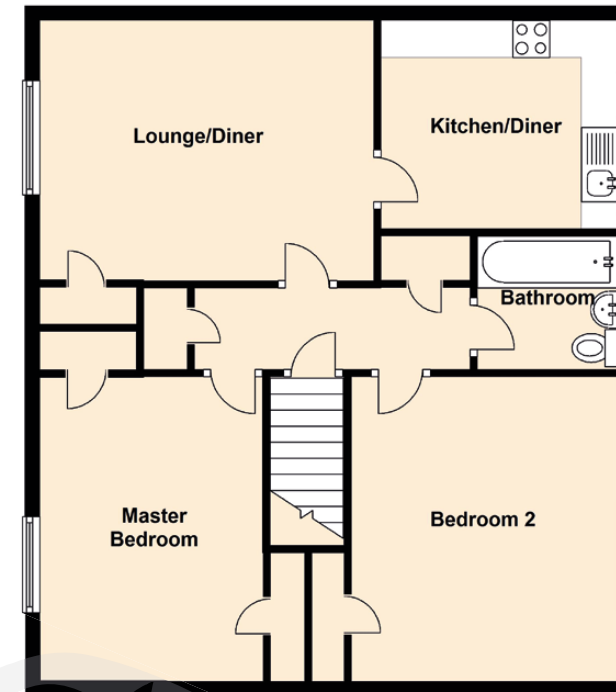
Bedrooms & Bathroom



Ground Floor

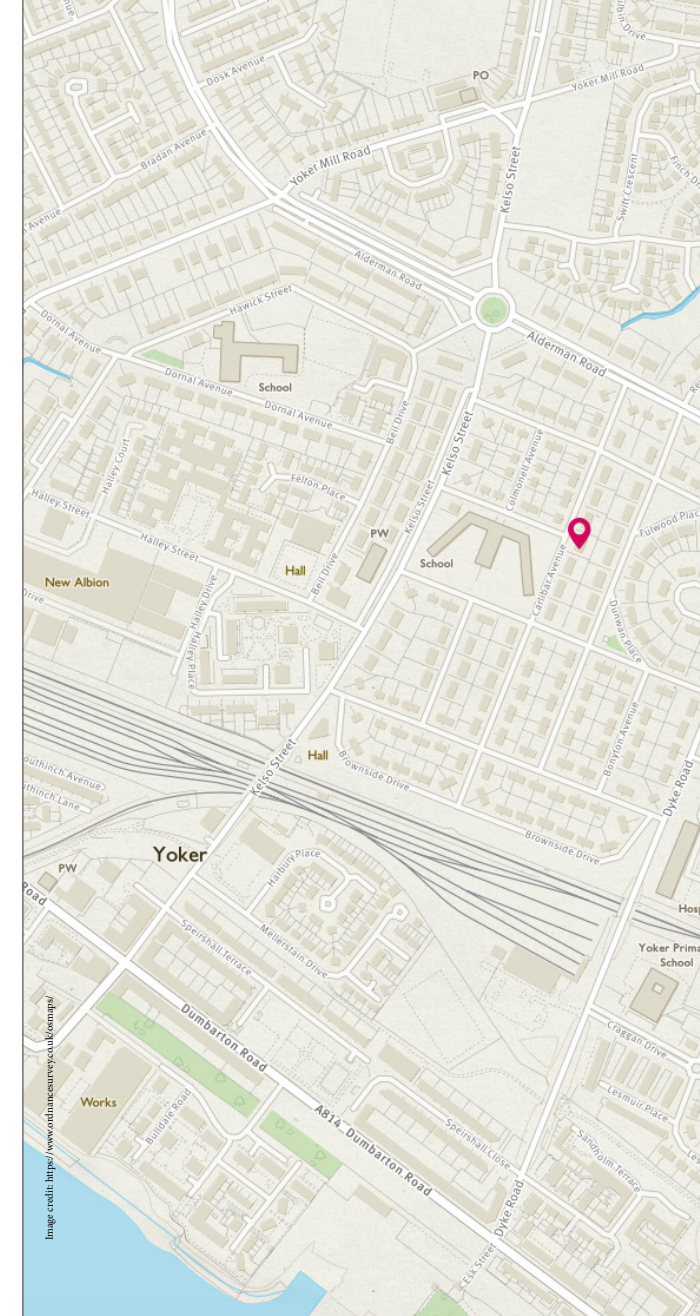


First Floor



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.50m (14'9") x 3.59m (11'9")	Gross internal floor area (m ²) - 71m ² EPC Rating - C
Kitchen	3.20m (10'6") x 2.80m (9'2")	
Master Bedroom	4.10m (13'5") x 3.40m (11'2")	
Bedroom 2	4.10m (13'5") x 3.10m (10'2")	
Bathroom	1.90m (6'3") x 1.80m (5'11")	





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.



Text and description
DARREN LEE
 Regional Manager



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
REBECCA DALE
 Senior Designer