





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

165 Gartcraig Road

CARNTYNE, GLASGOW, G33 2SN

165 GARTCRAIG ROAD

M8 ROAD LINKS | LOCAL AMENITIES | DRIVEWAY | GARDEN





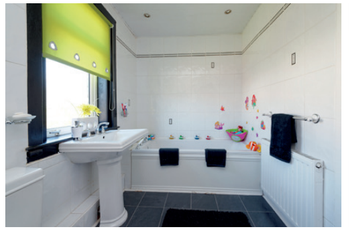


Gartcraig Road is located in the popular area of Carntyne and offers a wide range of amenities including primary and secondary schooling, shopping and recreational facilities. Conveniently situated just minutes from the main motorway network, making access to all major towns in central Scotland by road relatively easy. Carntyne Train Station is also within easy reach, as are the regular bus services to the heart of the city in only fifteen minutes or so.

Part Exchange available. We are delighted to bring to the market this wonderful family home, set in a popular location and benefiting from a great neighbourly spirit all around. This area has proven eternally popular due, in part, to some of the traditional values preferred by families. The community spirit is strong and everybody actually knows each other.

The accommodation has a bright and spacious lounge, filled with lots of natural light coming in from the large window. The lovely kitchen is finished with a range of white units with a gas hob and electric oven. There is ample space for the American style fridge freezer and a washing machine. It makes the perfect place for the chef to serve up a marvellous family meal. The width of the stairwell typifies the spacious feel of the home. The tiled family bathroom is simply lovely, very fresh and bright with a white suite and standalone quadrant shower cubicle with an electric shower and a bath, ensuring there is always lots of instant hot water for long refreshing showers or baths. There are three good sized bedrooms in this lovely home, all with ample space for free standing furniture. The home is kept warm and comfortable via the gas central heating and double glazing. There are very spacious child and pet-friendly back and front gardens to relax in and a handy garage. The back garden space could easily take a further extension subject to any necessary planning consents required. The beautiful driveway could hold multiple cars easily and the patio areas compliment the lovely garden space.

This is already a great family home, presented in walk-in condition. The real jewel of this property however is also the further potential which could be extended and developed into an even more amazing home with just a little thought and hard work (subject to any planning approval required) Early viewing is strongly advised for ‘canny’ Buy-To-Let investors, young couples or families looking for a great place to call ‘our home’.





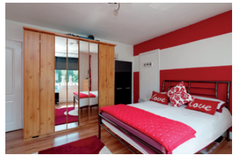
















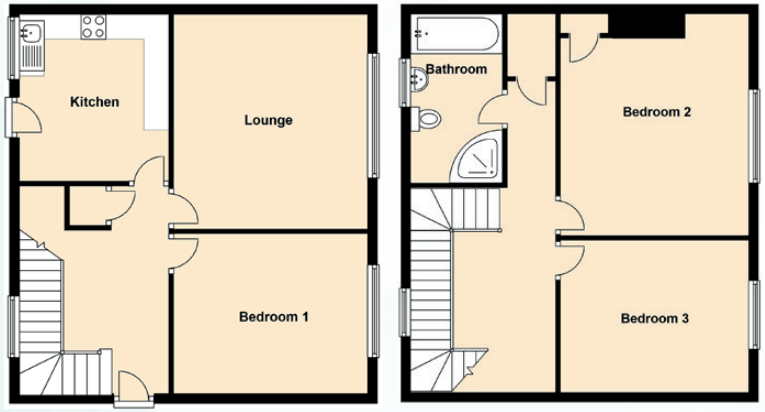


Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	4.80m (15'9") x 3.90m (12'10")
Bedroom 3	3.90m (12'10") x 3.20m (10'6")
Bathroom	3.50m (11'6") x 1.90m (6'3")

Gross internal floor area (m²) - 91m2

EPC Rating - E









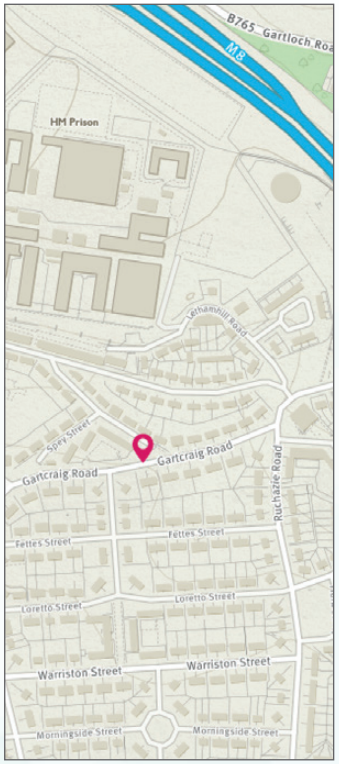


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Solicitors & Estate Agents

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

Part Exchange Available

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Surveyor



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CRAIG DEMPSTER
Photographer



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ALAN SUTHERLAND
Designer