





McEwan Fraser Legal

Solicitors & Estate Agents

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1/2 166 Clarkston Road

MUIREND, GLASGOW, G44 3DN

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LOCATION

Muirend is an ever popular suburb in Glasgow's Southside. Clarkston Road is well placed for local amenities with a variety of shops close by catering for day-to-day requirements.

The area offers a diverse range of facilities to include supermarkets and recreational activities as well as a selection of bars and restaurants. Frequent public transport links provide fast commuter access to Glasgow city centre and beyond.

PROPERTY

McEwan Fraser is delighted to present this superb contemporary two double bedroom apartment to the market. The property enjoys a convenient first-floor position in a sought after residential development. Internally, the property has been maintained to a high standard by the current owners and the property is offered to the market in walk-in condition. Contemporary décor throughout is sure to appeal but there will be ample opportunity for an incoming buyer to really make their own mark.

You enter the property through a welcoming central hallway which provides access to all rooms and includes integrated storage. Accommodation is centred around a fantastic main reception room which faces the front of the building. The reception room is a large conventionally shaped room which means it offers real versatility. There is ample space for a range of free standing furniture and great natural light levels from the large picture window. The separate kitchen also faces the front of the building and consists of a full range of bases and wall mounted units that provide great prep and storage space for the aspiring chef. Gas hob, electric oven and hood are integrated while space is provided for further free-standing appliances.

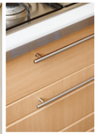
There are two double bedrooms which both face the rear of the building for extra piece and quiet. The well-proportioned master bedroom enjoys great floor space, double integrated wardrobe and access to a contemporary en-suite shower room. The second bedroom is a well proportioned double, also boasting integrated wardrobes. The internal accommodation is completed by a spacious bathroom which boasts partial tiling and a white three-piece suite. The property also enjoys allocated parking to the rear of the building.

This is a spacious and well presented flat that is sure to appeal to a range of buyers. Early viewing is a must.

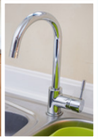








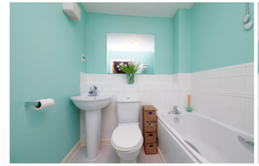


A CONTEMPORARY TWO BED AND TWO BATH APARTMENT. CLOSE TO EXCELLENT LOCAL AMENITIES AND WITH QUICK LINKS TO THE CITY CENTRE












FLOOR PLAN
ROOM DIMENSIONS
PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

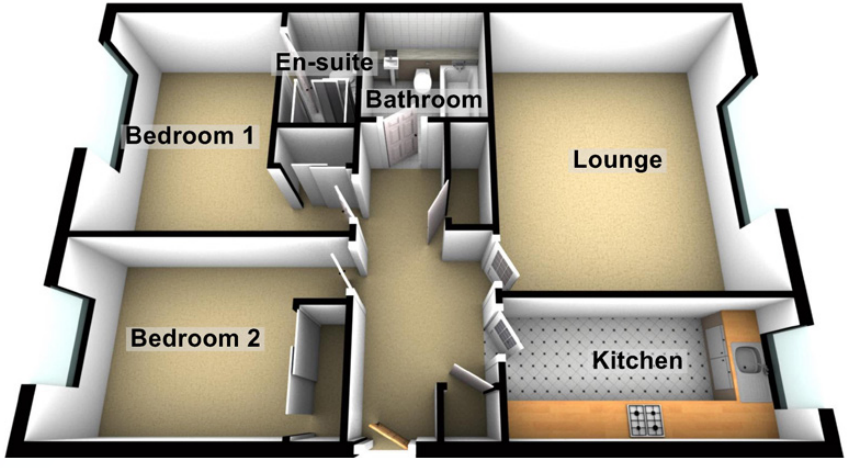
Lounge	4.80m (15'9") x 4.10m (13'5")
Kitchen	4.10m (13'5") x 1.90m (6'3")
Bedroom 1	4.10m (13'5") x 2.80m (9'2")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")
En-suite	2.10m (6'11") x 1.30m (4'3")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m^2)

70m^2

EPC Rating

B



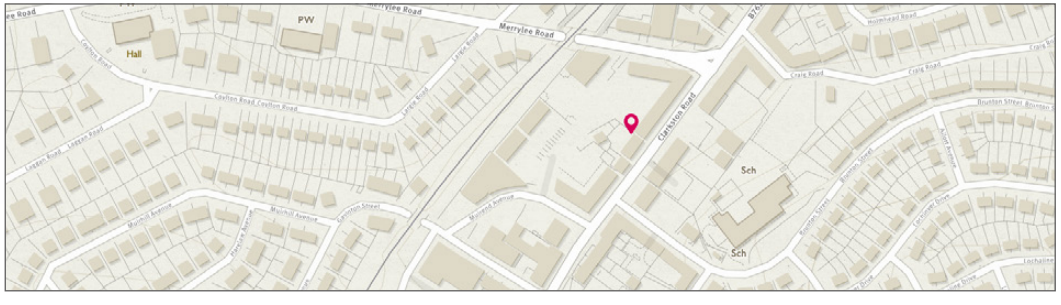


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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 THE SUNDAY TIMES THE TIMES



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