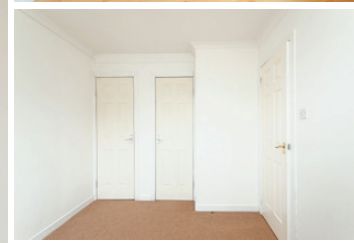
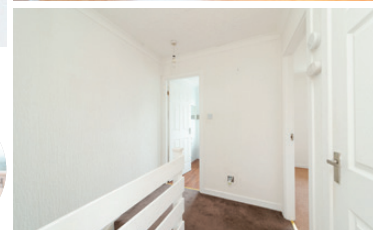




  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

**63 Bavelaw Street**  
GLASGOW, G33 5JA



# 63 BAVELAW STREET

GLASGOW, G33 5JA



Garthamlock itself offers local shopping which will cater for most needs with Glasgow Fort being on the doorstep. The Fort has a fantastic selection of shops, a cinema and restaurants. More extensive shopping can be found in Glasgow city centre. Transport facilities include access to regular bus services to Central Glasgow and other destinations. The M8/M80 motorway network is also close at hand giving easy access to the whole Central Belt. McEwan Fraser Legal is delighted to present this absolutely lovely two-bedroom mid-terraced house to the market.

Internally, the property is presented in superb internal order and early viewing is highly recommended. Internal accommodation includes two generous bedrooms, stylish bathroom and a striking open plan living space. Externally, the property boasts private front and rear gardens while for extra warmth and comfort, the property enjoys gas central heating and partial double glazing. The accommodation is focused around an open plan living space which has been created by removing the original wall between the kitchen and the lounge. This has created a naturally bright,

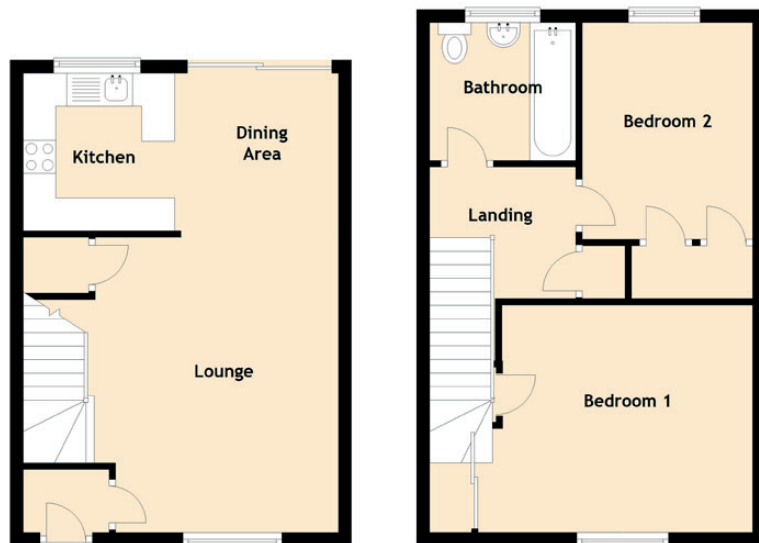
spacious and free flowing entertaining space which is neutrally decorated and well finished. The kitchen comprises a good range of base and wall mounted units offering excellent preparation and storage space. The gas hob and electric oven are integrated while other appliances are free standing. Large patio doors open onto the rear garden. The first-floor landing gives access to two generous double bedrooms, bathroom and loft space for additional storage. The master bedroom which faces the front of the property is a particularly generous room with fantastic floor

space for a larger style bed and plenty of free standing furniture to compliment integrated wardrobes. The internal accommodation is completed by a stylish bathroom which boasts a white suite, shower over bath and contemporary tiling. There are private front and rear gardens which are well maintained. The rear garden is particularly generous and boasts large patio and decking to give excellent entertaining space.

This is a must see.

# SPECIFICATIONS

## FLOOR PLAN / LOCATION



Approximate Dimensions  
(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 4.50m (14'9") x 3.71m (12'2") |
| Dining Area | 2.70m (8'10") x 2.40m (7'10") |
| Kitchen     | 2.50m (8'2") x 2.40m (7'10")  |
| Bedroom 1   | 4.93m (16'2") x 3.57m (11'9") |
| Bedroom 2   | 3.30m (10'10") x 2.60m (8'6") |
| Bathroom    | 2.10m (6'11") x 2.10m (6'11") |

Gross internal floor area (m<sup>2</sup>) : 70m<sup>2</sup>

EPC Rating : D

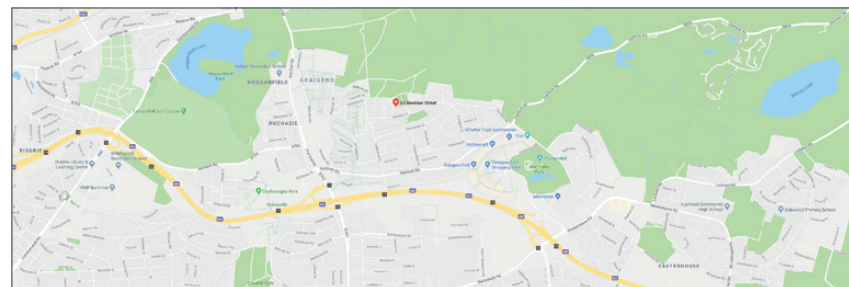


Image credit: <http://www OrdnanceSurvey.co.uk/omaps/>

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