





McEwan Fraser Legal

Solicitors & Estate Agents

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# 5 Bencroft Drive

CROFTFOOT, GLASGOW, G44 5RH

# Croftfoot, Glasgow

A lovely two/three bedroom lower cottage flat offering off-street parking for two cars

Croftfoot provides a great place to live and commute from, with regular bus and rail links to the city centre it offers some of the best shopping in the entire UK. There is quick and easy access to the main motorway networks within a few minutes, making it perfectly placed to access all areas of Glasgow and central Scotland. Education wise, there is a good range of schools offered within a short distance of the property at both primary and secondary levels.

Linn Park Golf Club & Kings Park































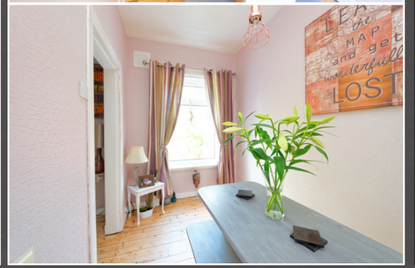












# 5 Bencroft Drive

Part Exchange available. McEwan Fraser Legal are delighted to offer to the market this excellent two bedroom lower cottage flat, set in a great location and presented in good condition with scope for even further improvement. Set in a quiet and well established street with a great neighbourly spirit all around it, it is ideal for a young couple or small family.

The accommodation features a bright and spacious lounge with lots of natural light flooding the room. The dining room could be converted into a third bedroom, depending on the occupier's needs. The kitchen requires some updating but is an excellent size for a cottage flat.

There are two good sized bedrooms in this lovely home, both have ample room for free standing furniture. With bedroom one featuring built-in storage space.

The bathroom has a white suite, there is always lots of instant hot water for long refreshing showers.

The boiler helps ensure this home is kept warm and comfortable alongside the double glazing and gas central heating.

Externally, there is also a private section of rear garden and to the front, there is off-street parking with enough space for two cars.

This really is a lovely property with scope for the new owner to add value.

Early viewing is advised for Buy-To-Let investors looking for a perfect and easy investment or even first-time-buyers looking for a great starter apartment.



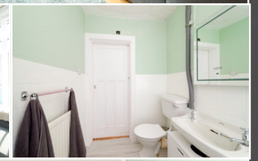


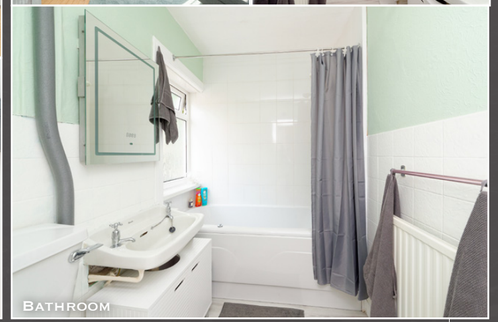













# Property Specifications




**Approximate Dimensions**
**(Taken from the widest point)**

| | |
|---|---|
| Lounge | 4.60m (15'1") x 3.60m (11'10") |
| Kitchen | 2.00m (6'7") x 2.00m (6'7") |
| Dining Room | 3.60m (11'10") x 2.00m (6'7") |
| Bedroom 1 | 4.50m (14'9") x 3.30m (10'10") |
| Bedroom 2 | 3.40m (11'2") x 3.00m (9'10") |
| Bathroom | 2.10m (6'11") x 2.00m (6'7") |

**Gross internal floor area (m²)** : 72m²

**EPC Rating** : C

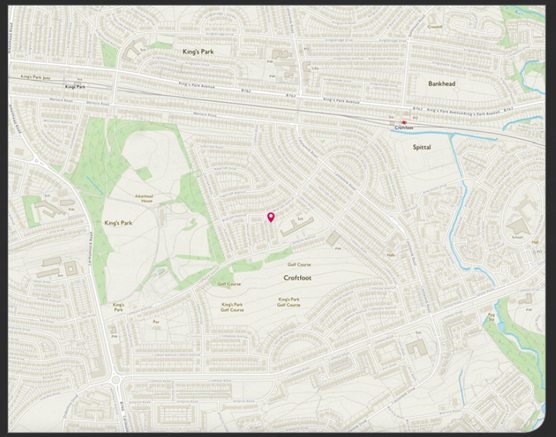



Image credit: https://www.ordnancesurvey.co.uk/osmaps/





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**Part Exchange Available**

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THE SUNDAY TIMES
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