

Excellent two bedroom upper cottage flat

Immaculate condition, great upgrades, large side garden



3 Bothlyn Road

Chryston, Glasgow, G69 9LH



Scan Here!



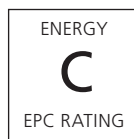
2 BED



1 BATH



OFF STREET

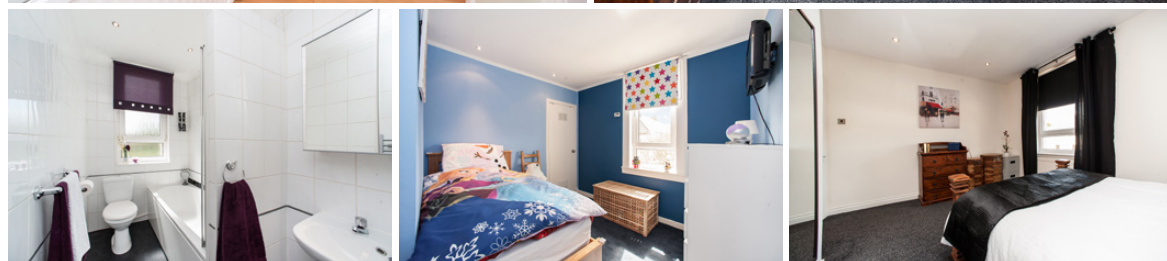


ENERGY

EPC RATING



3 Bothlyrn Road



The popular area of Chryston is a great place to live and commute from. The transport links by bus are frequent and it's a mere 10 Miles to Glasgow city center. For those traveling by car the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is an abundance of countryside places to walk or cycle for those who like to keep active.

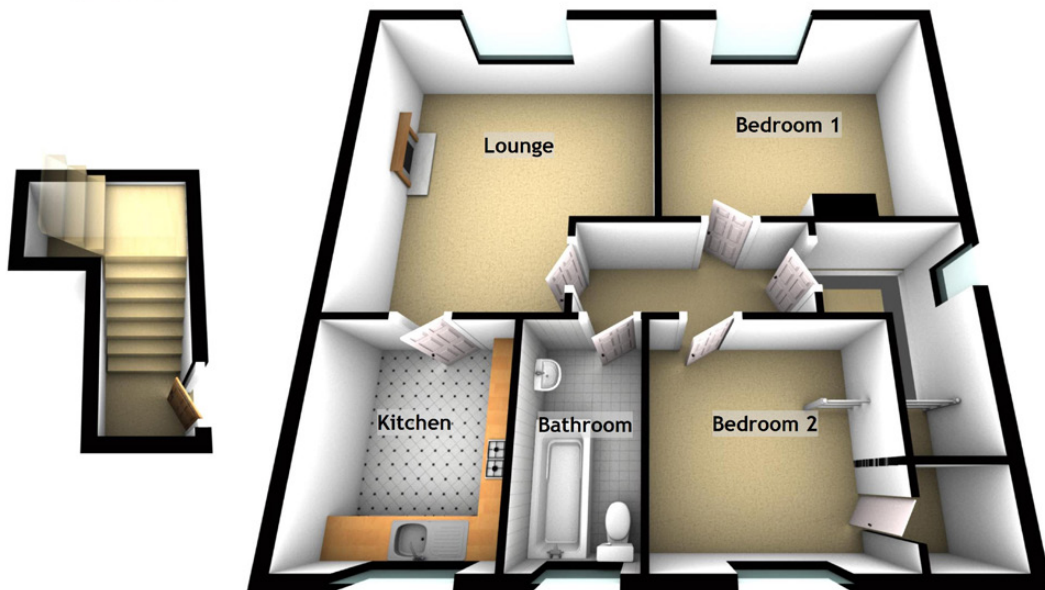
Part Exchange available. We are delighted to offer to the market this excellent two bedroom upper cottage flat, offered to the market in immaculate condition. Every part of this property has been systematically upgraded by the current owner to a great standard. leaving nothing else for a new owner to do except move in sit down and start enjoying it. Accommodation comprises: a bright and airy lounge with an electric fire and lovely solid wood flooring. The kitchen/diner with its tiled floor and cream units is a great place for the chef to serve up a marvelous meal. With a gas hob and an electric

oven, and space for a free standing fridge freezer and washing machine. The fully tiled bathroom is a real wow! finished in 'aqua lock' flooring with a white suite, chrome radiator and an electric shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers. There are two good sized double bedrooms in this home, both with space for free standing furniture. The property has been externally re-rendered and is kept warm and comfortable courtesy of the double glazing and gas central heating with the new boiler. The side garden is an added bonus to the apartment, it's a real suntrap with a shed and space for a patio area, it's a perfect place to relax in or to have a barbecue in on a sunny summers day. Parking is off street on the recently renewed driveway. The property has just been given a clean 'bill of health' on a great home report survey. Some properties tick all the boxes, this is certainly one of them, early viewing is advised for this immaculate apartment that we believe is simply one of the best in the street.



Kitchen & Lounge



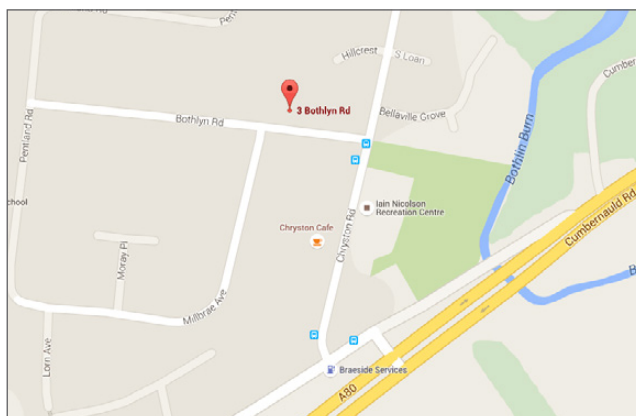


Approximate Dimensions
(Taken from the widest point)

Lounge	4.77m (15'8") x 4.25m (13'11")
Kitchen	2.92m (9'7") x 2.48m (8'2")
Bedroom 1	4.02m (13'2") x 3.40m (11'2")
Bedroom 2	3.00m (9'10") x 2.92m (9'7")
Bathroom	2.92m (9'7") x 1.50m (4'11")

Gross internal floor area (m²)

66m²



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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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.



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