





McEwan Fraser Legal

Solicitors & Estate Agents

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13 Duncombe Street

MARYHILL, GLASGOW, G20 0LZ











13 Duncombe Street

Exceptional two double bedroom lower cottage flat in a walk-in condition

Duncombe Street is a quiet residential street in the increasingly sought after Maryhill area to the Northwest of Glasgow city centre. Maryhill is an ideal location for commuters and families alike. There is a range of schooling in the area and a short trip along Queen Margaret Drive will see you in the heart of the vibrant West End with all the bars, restaurants and retail outlets at your fingertips. Transport links are exceptional with nearby bus routes and Gilshochill rail station about five minutes walk away, providing access to the city centre and beyond. For the motorist, the M8 motorway network is readily accessible giving easy access to the central belt and beyond. There is also plenty of green space in the area with Dawsholm Park, Maryhill Park, Possil Marsh Wildlife Reserve and several golf courses all within easy reach.

Part Exchange available McEwan Fraser Legal is delighted to present this absolutely stunning two double bedroom lower cottage flat to the market.

Located on a quiet street and occupying an impressive, elevated, corner plot, the property offers spacious accommodation and would make for an ideal first-time purchase, a sound buy-to-let investment or would be perfect for those considering downsizing. The property has been well designed to maximise the natural available light to create a modern ambiance. The room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The current owners have undertaken a substantial programme of refurbishment and the property is in true 'walk-in' condition.















"... the property has been well designed to maximise the natural available light to create a modern ambiance...."





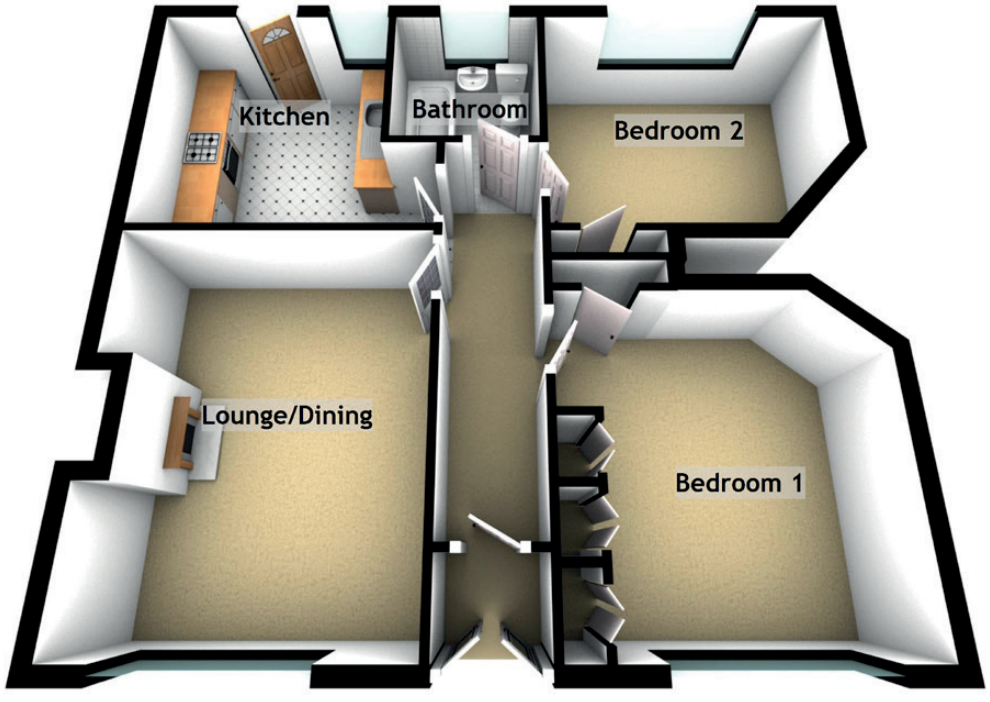




On entering the property, you'll walk into the welcoming hallway that leads directly to the main reception on your left. It boasts huge natural light levels alongside a modern contemporary finish. This is a flexible space and offers a range of potential furniture configurations, and both areas also benifit from real wood flooring. The cream gloss kitchen has been fitted to include a good range of base and wall mounted units that offer ample prep and storage space. It further benefits from a gas hob, electric oven, extractor hood integrated fridge freezer, dishwasher and washing machine which will all stay with the property. There are two generous sized double bedrooms, which are both light and airy. There is also plenty of space for a range of free standing furniture in both rooms and you will never want for wardrobe space. Internal accommodation is completed by a superb contemporary bathroom which boasts a three piece suite and shower over bath.

The property also benefits from a private front and private section of rear garden which is perfect for evening sun. Finally, the property also comes with gas central heating double-glazing throughout.

This is a magnificent example of this type of flat and should be viewed to be fully appreciated.



Property Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge/Dining	4.56m (15') x 2.00m (6'7")
Kitchen	3.06m (10') x 2.92m (9'7")
Bedroom 1	3.97m (13') x 3.68m (12'1")
Bedroom 2	3.68m (12'1") x 3.06m (10')
Bathroom	1.85m (6'1") x 1.85m (6'1")

Gross internal floor area (m²) - 66m²

EPC Rating - D

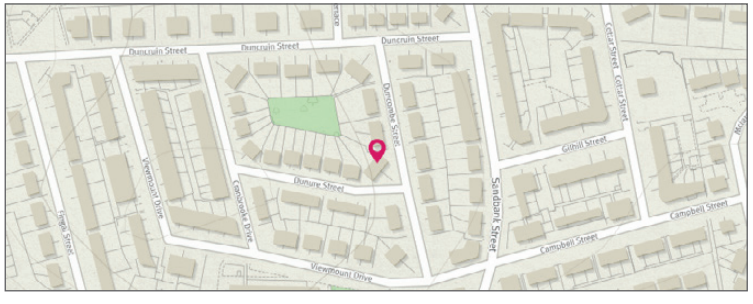


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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



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