





McEwan Fraser Legal

Solicitors & Estate Agents

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160 Croftwood Avenue

CROFTFOOT, GLASGOW, G44 5JE



Kings Park





THE POPULAR CROFTFOOT DISTRICT TO THE SOUTH OF GLASGOW

THE LOCATION

The property forms part of the popular Croftfoot district to the south of Glasgow, convenient for access to a variety of amenities including bars, local shops, restaurants and supermarkets. There is schooling to both primary and secondary levels and a good selection of sporting and recreational facilities within easy reach, including nearby Kings Park. There are also regular public transport links, whilst for the motorist, there is easy access to the M74 motorway and Glasgow City Centre.



We are delighted to offer for sale this deceptively spacious, two/three bedroom, lower cottage flat situated in the highly sought after locale of 'Croftfoot', which is presented to the market in good condition and sits on a corner plot. The property offers spacious accommodation and would be an ideal first time purchase or buy-to-let investment. The flat has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

A real bonus is the private driveway providing off-road parking for one vehicle to the front aspect, which could be extended if desired (STPP). The private front, rear and side gardens are partly enclosed and will be a huge benefit to families or to those who simply enjoy outdoor living. The rear garden is a real sun-trap and is a great spot to spend a lazy summer's day.









LOUNGE & KITCHEN

In more detail, the property comprises: A welcoming entrance hall, with a handy storage cupboard. Immediately impressive lounge, with a picture window to the rear aspect, flooding the room with natural light and offering views over the rear garden. A feature fireplace is the other key focal point of the room. The kitchen has been fitted to include a range of floor and wall mounted units with a complementary worktop. It further benefits from an integrated oven, hob and extractor hood and has space for a washing machine and an upright fridge/freezer.

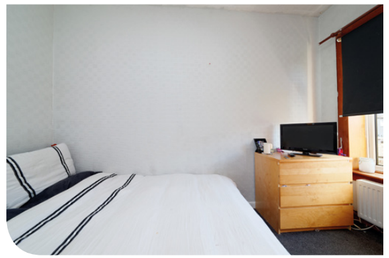
A DECEPTIVELY SPACIOUS TWO/THREE BEDROOM LOWER COTTAGE FLAT WITH PRIVATE DRIVEWAY ON CORNER PLOT

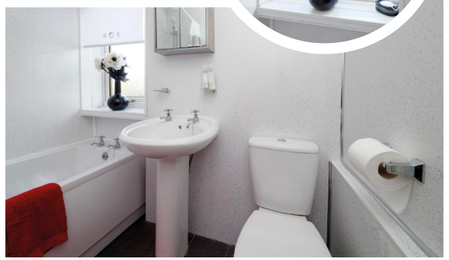




BEDROOMS & BATHROOM

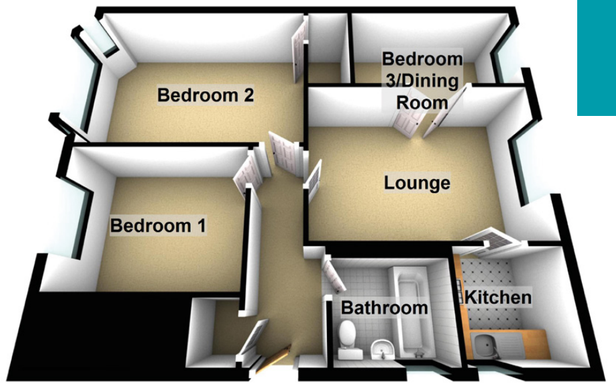






There are three, well-proportioned bedrooms, all of which have space for additional freestanding furniture if required. The master benefits from a large storage cupboard. The third bedroom (off the lounge) is a very adaptable room and could be used as anything you want it to be a hot office space, dining room or a permanent bedroom. The bathroom, with an electric shower over the bath, completes the accommodation.

The flat also benefits from gas central heating and double glazing for additional comfort and convenience.

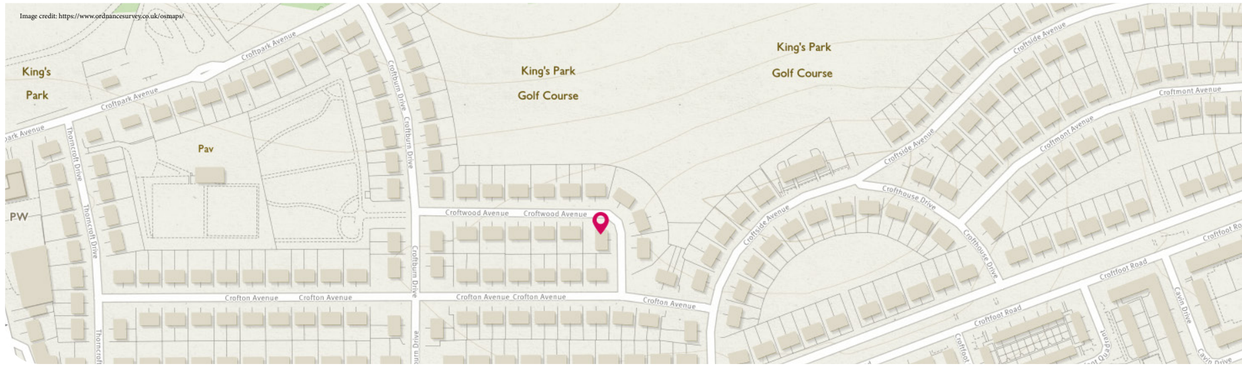


FLOOR PLAN & LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Kitchen	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")
Bedroom 2	4.60m (15'1") x 3.30m (10'10")
Bedroom 3/Dining Room	3.60m (11'10") x 1.90m (6'3")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m^2) - $72m^2$
EPC Rating - E









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Part Exchange Available

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GOLD
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THE SUNDAY TIMES
THE TIMES



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