




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474 // THIS IS A BUYERS PREMIUM PROPERTY

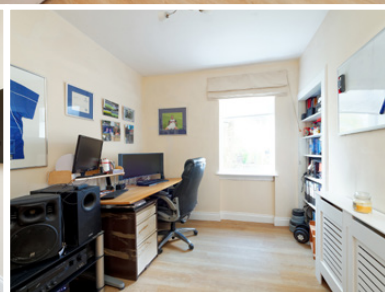
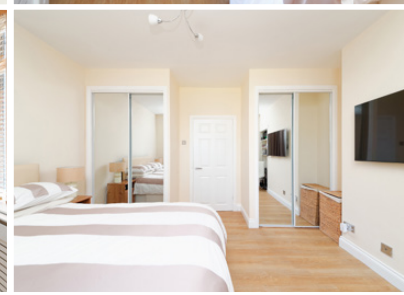
62 Hilton Terrace

BISHOPBRIGGS, EAST DUNBARTONSHIRE, G64 3EY

This fantastic property is situated in a highly popular residential address within the catchment area for local schools including Turnbull High School & Bishopbriggs Academy and close to a range of local amenities. For the commuter, the property also has close proximity to Bishopbriggs Railway Station and is positioned within a reasonable walking distance of a diverse range of shops and amenities in Bishopbriggs where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons' and Asda store. Recreational pursuits are varied including, health clubs/gyms and golf courses both public and private. Frequent public transport services provide rapid commuter access to the city centre. Schooling is available locally at primary and secondary level. McEwan Fraser Legal are delighted to offer for sale this very spacious 2-bedroom, lower cottage flat, situated within the hugely popular location of 'Bishopbriggs'. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance hall, it is immediately apparent that the current owners have looked after this home. The flat has been well designed to maximise the natural available light, creating a modern ambience, and has been decorated throughout with an exceptional eye and fitted with Karndean flooring throughout (with the exception of kitchen and bathroom). In more detail, the property comprises A welcoming entrance hall, with a handy storage cupboard, immediately impressive and spacious lounge, with a picture window to the front aspect, flooding the

room with natural light and offering views over the front garden. The modern kitchen certainly has the wow factor and has been well fitted to include a good range of floor & wall units with a striking worktop, which provides a fashionable and efficient work-space. It further benefits from an integrated washing machine, fridge freezer, oven, ceramic hob and extractor fan, making this the ideal kitchen for an aspiring chef. This area also houses a small breakfasting table and chairs. There are two well-proportioned, double bedrooms, with ample space for additional free-standing furniture if required. The master bedroom benefits from 2 sets of mirrored robes and has a rear garden aspect. The second bedroom is a very adaptable room and could be used as anything you want it to be a hot office space, studio or a permanent bedroom. The property is completed internally with a stunning family shower room which consists of a WC and a wash hand basin vanity suite with quadrant shower enclosure.

The flat also benefits from gas central heating, double glazing and private off-street parking. An additional bonus is the private gardens to the front and rear, which 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. This property would be a super acquisition for either a first time or an elderly buyer, given its superb spot, offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments, therefore, is expected to have mass appeal.



SPECIFICATIONS

FLOOR PLAN / LOCATION



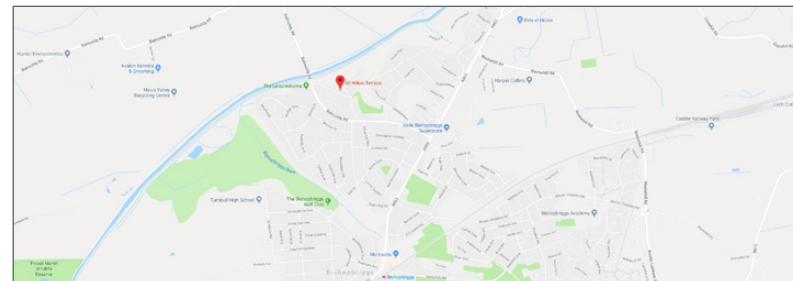
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.10m (13'4")
Kitchen	3.40m (11'2") x 2.80m (9'2")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Shower Room	2.80m (9'2") x 1.30m (4'3")

Gross internal floor area (m²) : 70m²

EPC Rating : C

Buyer's Premium Value : £1250.00



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Text and description
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