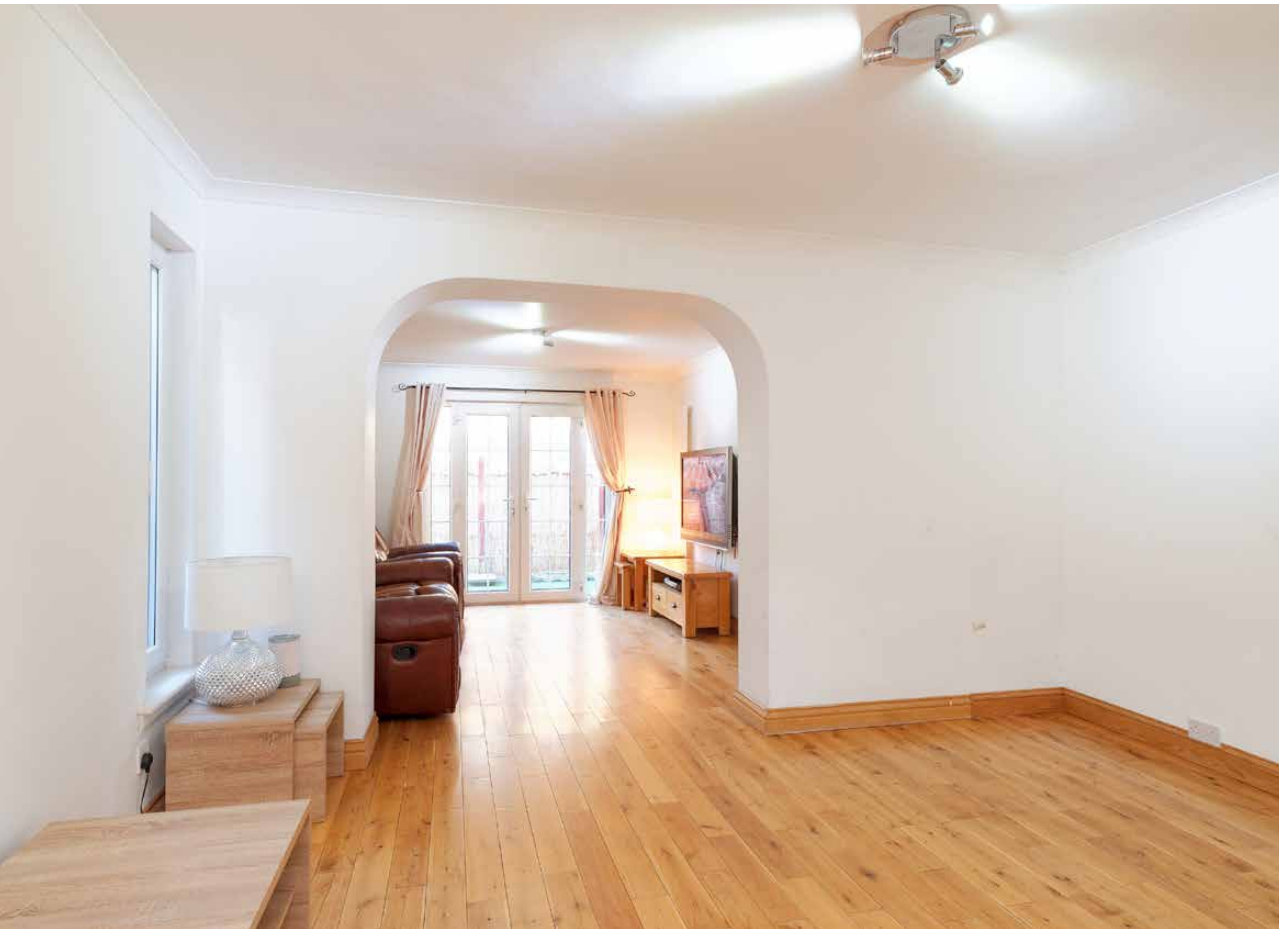





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

132 Paisley Road West

KINNING PARK, GLASGOW, G51 1JT

132 PAISLEY ROAD WEST

KINNING PARK, GLASGOW, G5 1JT

132 Paisley Road West is set in the ever popular location of Kinning Park, Glasgow. It benefits from great transport links via bus and underground to the city centre in less than ten minutes, making it a very handy and popular location. There is also an abundance of amenities and schooling within the local area. The M8, M74 and M77 motorways are all within a three to five-minute drive, meaning that all areas of the city and west central Scotland are easily within reach.

We are delighted to bring to the market this fantastic three bedroom link semi-detached family home. This beautiful home is nestled in a secure corner position in the heart of a very popular area. Given the spacious layout and extended accommodation this property ticks many boxes for anyone looking for a truly unique and contemporary home.

The property is presented in great order throughout, having gone through a careful series of upgrades and now offering larger living space and an excellent kitchen and bathroom it is now several times better than when first built. The accommodation consists of a very spacious and immediately impressive open plan lounge/diner, the French doors help to flood the room with natural light and lead out beautifully to the secure and very private garden area. The open plan layout ensures that the lounge area offers maximum functionality with free-flowing light and space, just perfect for entertaining, it's a great space to relax and given the shape of the room, it would suit a number of furniture configurations. The modern kitchen area is finished in stylish contemporary gloss white units. Kitchen appliances include a gas cooker with ample space for a free-standing fridge freezer and washing machine. It's clear to any viewer this area of the home has been designed

for both style and functionality, whilst still ensuring that the chef will never be far away from the party. There are three good sized bedrooms in this apartment, two of which contain sliding wardrobe space and all with ample space for free-standing furniture.

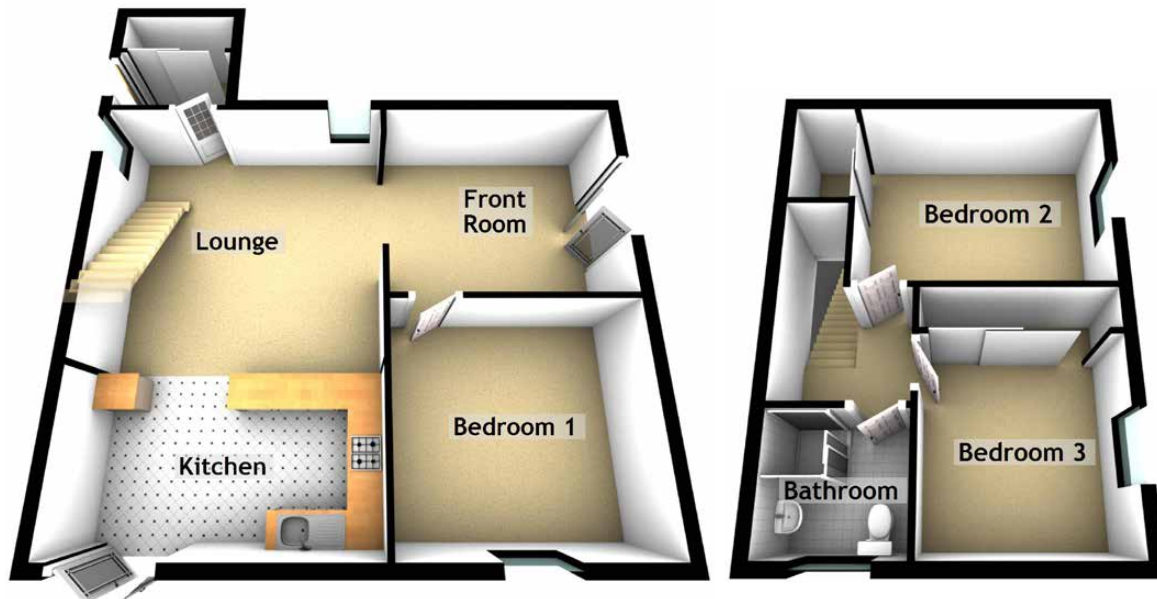
Finally, the property is completed by the family bathroom which is very contemporary and is finished in a clean white suite with a large shower enclosure containing an electric shower. The home is kept warm, comfortable and secure courtesy of the double glazing and gas central heating with combi boiler. Off-street parking is available directly adjacent to the rear of the property.

The two low maintenance patio areas are only a few steps from the kitchen and lounge and make for the perfect place to relax with a glass of wine at the end of a hard day or just to grab a coffee and a breath of the fresh air before you head out for the day.

Some properties tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone looking for a spacious family home with lots of flexibility, excellent accommodation and yet still further potential.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Kitchen	4.50m (14'9") x 2.50m (8'2")
Front Room	3.70m (12'2") x 3.20m (10'6")
Bedroom 1	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	2.90m (9'6") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 90m²

EPC Rating: C

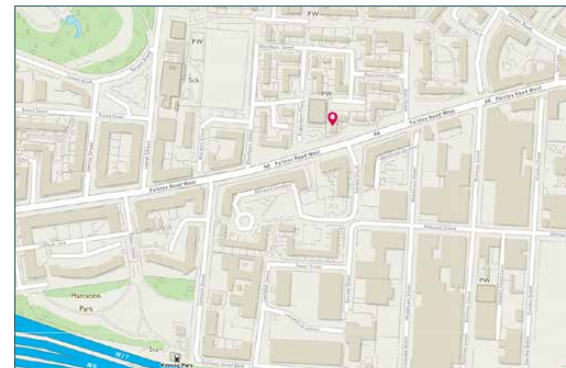


Image credit: <https://www.outlinecurry.co.uk/omaps/>


Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer