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176 Dalmellington Road

CROOKSTON, GLASGOW, G53 7FY



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Part Exchange available. This property would be a super acquisition for a young family or couple given its superb positioning, offering great commuting links by bus and rail (fifteen minutes to the city centre) as well as very easy access to lots of local amenities, there's a great range of stores including Silverburn shopping centre only ten minutes away. There are a good range of schools at pre- school, primary school and secondary school level within this very popular family oriented area of Glasgow.

We are delighted to offer to the market this lovely detached three bedroom home. Set in a very popular area, perfect for any young family. Accommodation comprises of a bright and spacious lounge with a large window offering lots of natural light and making a great space to relax in. There is a stylish gas fire and surround giving the room a lovely warm focal point. There is also a useful downstairs WC beautifully finished with 'Travertine' tiles, it is a very welcome addition to any busy family home. The modern white gloss kitchen looks fantastic, benefiting from a gas hob, electric oven with ample room for a free-standing washing machine, fridge freezer and dishwasher, it is a very well appointed place for the chef to serve up a fantastic meal. The dining room offers a perfect place to dine for more formal

occasions and for the whole family to sit together around the same table. With French doors to the deck it's perfect for sunnier days to be enjoyed in and out the house. Welcome storage is provided via the large cupboard under the stairs. The quirky lights that light up the stairs look fantastic and add a touch of class.

The tiled family bathroom looks bright and fresh, containing a white suite with a mains shower over the bath, ensuring an instant supply of piping hot water for long relaxing showers.

Upstairs there are three great bedrooms, two doubles and a single, the last one being the master

bedroom with a luxury en-suite facility containing a mains standalone shower. There is a good sized 'child friendly' and secure back garden. The driveway provides off-street parking. The house is always warm and comfortable courtesy of the double glazing and gas central heating.

Some properties tick all the boxes, this little gem is certainly one of them and is sure to be a very popular offering. Early viewing is advised for anyone seeking a rarely available property that makes an ideal place to call 'our family home'.

*An excellent three bedroom detached family home walk-in condition.
Located in a very popular area, it is the perfect home for a young family.*



The image displays two 3D isometric floor plan diagrams of a house, showing the layout of the ground floor and the first floor.

Ground Floor (Left Diagram):

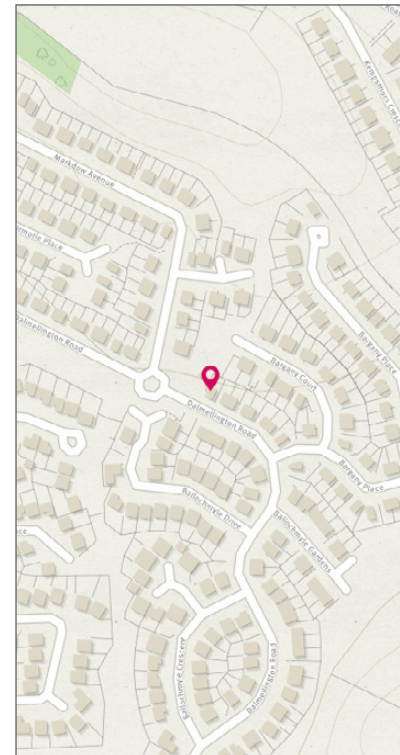
- Lounge:** A large open area with a fireplace on the left wall and a television on the right wall.
- Kitchen:** Located at the top left, featuring a sink, stove, and a small dining area.
- Dining Room:** Adjacent to the kitchen, with a table and chairs.
- Bathroom:** Located at the bottom right, containing a toilet and a sink.
- Staircase:** A central staircase leading up to the first floor.

First Floor (Right Diagram):

- Bedroom 1:** A large bedroom at the top left, featuring a bed and a wardrobe.
- En-suite:** A private bathroom attached to Bedroom 1, containing a toilet and a sink.
- Bedroom 2:** A bedroom at the bottom left, featuring a bed and a wardrobe.
- Bedroom 3:** A bedroom at the bottom right, featuring a bed and a wardrobe.
- Bathroom:** A central bathroom containing a toilet and a sink.
- Staircase:** A central staircase leading down to the ground floor.

Lounge	4.41m (14'6") x 3.60m (11'10")
Kitchen	3.25m (10'8") x 2.21m (7'3")
Dining Room	3.25m (10'8") x 2.46m (8'1")
Bedroom 1	3.15m (10'4") x 3.09m (10'2")
Bedroom 2	3.09m (10'2") x 2.85m (9'4")
Bedroom 3	2.33m (7'8") x 2.01m (6'7")
Bathroom	2.18m (7'2") x 1.58m (5'2")
En-suite	2.12m (6'11") x 1.35m (4'5")

Freestanding appliances may be available by separate negotiation.



1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1) as $\epsilon \rightarrow 0$. It is shown that the solutions of the system (1) converge to the solutions of the system (2) in the sense of the weak convergence in the space $L^2(\Omega; \mathbb{R}^n)$.



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Part
Exchange
Available

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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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