



**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

FLAT 1/1

21 GARTLOCH WAY, GARTCOSH, GLASGOW, G69 8FD

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FANTASTIC TWO BEDROOM FLAT/EARLY VIEWING RECOMMENDED

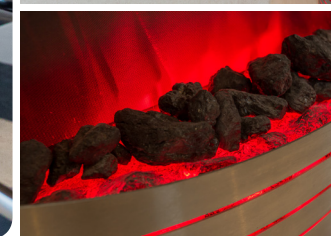
This superb flat forms part of an established and popular residential pocket set within the grounds of Gartloch Village. Convenient for easy access to nearby amenities, which provides for everyday needs and requirements, whilst more extensive amenities are available at the Fort retail centre approximately 1.9 miles away. The property is also very well placed for commuting via the A80, M80 and the M8 motorway network. Gartcosh train station is approximately 1.1 miles away making this the ideal location for the commuter..

Part-Exchange available. McEwan Fraser Legal are delighted to present this excellent two bedroom flat to the residential sales market. The property is presented to the market in great condition and has been sensibly designed to capture a huge amount of natural light. Alongside neutral décor, the property is spacious and welcoming making this a great buy or rental investment.

Internally the property comprises of an entrance hall, with excellent storage, open plan lounge/kitchen/diner. The spacious lounge allows for excellent furniture configurations. The kitchen with island/breakfast bar comes complete with built-in double oven, integral gas hob, cooker hood, integrated fridge, freezer, washer/dryer and dish washer, making this the ideal place for the aspiring chef.

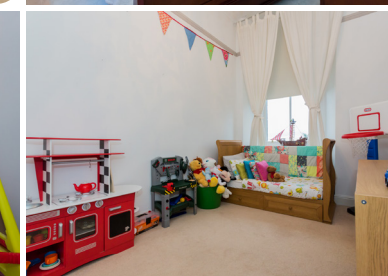
Two generous sized bright and airy bedrooms. Both have built-in wardrobes and also allow for free-standing furniture. The master bedroom also benefits from an en-suite shower room, complete with walk in shower from mains, wash hand basin and W.C. The family bathroom completes the property internally with bath, wash hand basin and W.C.

The property also benefits from gas central heating, double glazing, secure door entry system and private parking.



EXTERNAL PROPERTY VIEWS

KITCHEN // LOUNGE // BEDROOMS // EN-SUITE // BATHROOM



SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge/Kitchen 7.10m (23'4") x 2.00m (6'7")
Master Bedroom 3.30m (10'10") x 2.92m (9'7")

En-suite 2.20m (7'3") x 1.40m (4'7")
Bedroom 2 4.80m (15'9") x 2.40m (7'10")
Bathroom 2.21m (7'3") x 2.00m (6'7")

GROSS INTERNAL FLOOR AREA (m²) - 71 m²

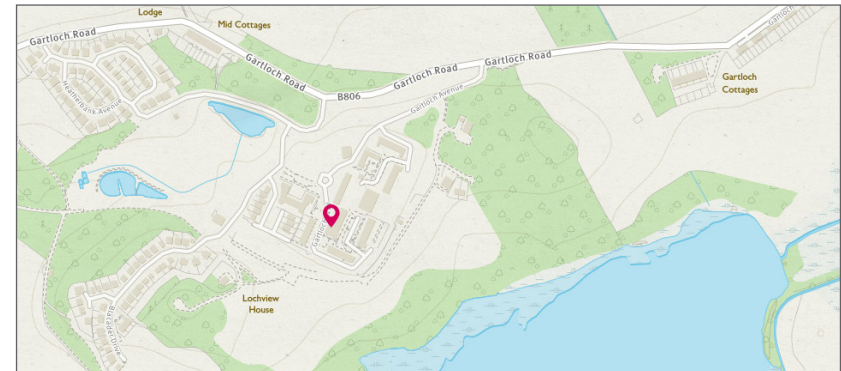
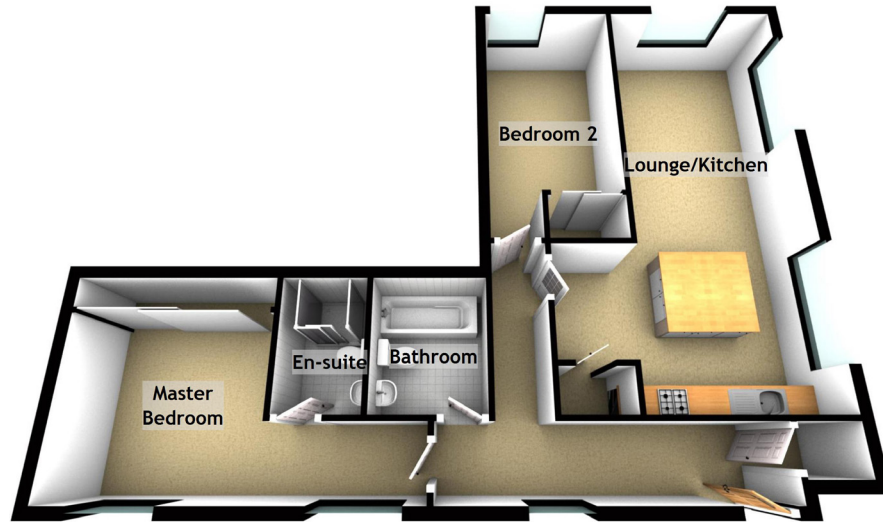


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available

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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.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer