





McEwan Fraser Legal

Solicitors & Estate Agents

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15 Orcades Drive

SIMSHILL, GLASGOW, G44 5DP



Kings Park, Linn Park Golf Course, Castlmilk Woodlands









SIMSHILL
GLASGOW

The property is situated in the ever popular area of Simshill which boasts a wide range of local and high street shops, popular primary and secondary schooling, St Mirrins, Croftfoot Primary, Kingspark and Holyrood Secondary, and has a regular bus service to Glasgow.









KITCHEN | LOUNGE | DINING

15 ORCADES DRIVE

The property is offered in truly walk-in condition and will appeal to a broad sector of the market and its elevated position offers uninterrupted views across Glasgow and beyond.

Located within a highly popular residential location and providing beautifully appointed accommodation throughout, this two bedroom semi-detached villa will ultimately appeal to the family market and is sure to delight all who view.

The accommodation which is formed over two levels comprises of a welcoming reception hallway, spacious lounge/ dining room, modern fitted kitchen with a range of wall and floor units with access out to private south facing rear garden.

On the upper level there are two good sized bedrooms, the master benefiting from fitted wardrobes and completing the internal accommodation there is a three piece family bathroom with shower.

In addition the property benefits from double glazing, gas central heating, front and rear landscaped garden with patio area and garden shed.





















BATHROOM & BEDROOMS



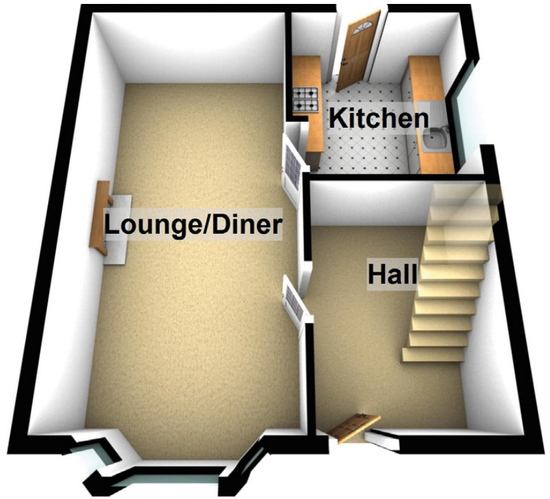


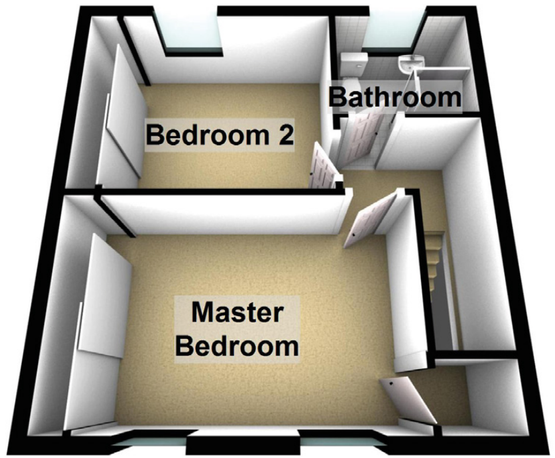












Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.50m (21'4") x 3.20m (10'6")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Master Bedroom	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	2.90m (9'6") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m^2) - 69m^2

EPC Rating - D

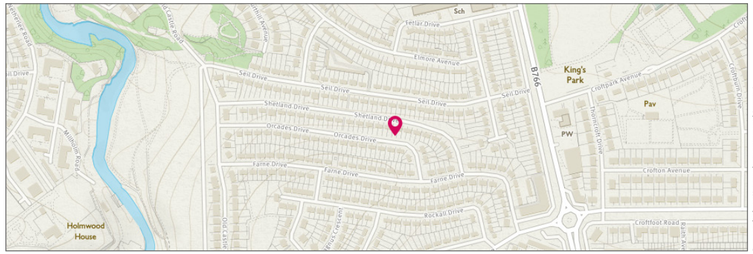


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Part Exchange Available

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