





McEwan Fraser Legal

Solicitors & Estate Agents

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35 Maukinfauld Court

GLASGOW, G32 8EN

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LOCATION

Maukinfaulds Court is a great place to both live and commute from. The transport links by bus and rail are both frequent and relatively close at hand. For those travelling by car, the main motorway links are close by, meaning all areas of central Scotland are readily available on a daily basis.

There is an excellent range of schools and amenities all within easy reach, making it a very attractive place to call home.

PROPERTY

We are delighted to offer to the market this delightful mid-terrace, two bed home, which offers incredible value for money. Nestled beautifully in a quiet and very peaceful area that is well known for its neighbourly spirit. The streets are quiet and safe for kids to play in, the people are friendly and everybody actually knows each other.

The accommodation consists of an entrance vestibule leading through to a bright and inviting lounge, which owing to its shape, would suit a range of furniture configurations. The under stairs area provides a perfect added space for a computer desk, it is ideal for working from home or keeping an eye on the kids as they do their homework.

The kitchen/diner is finished in a range of light wood fitted units. There is a electric hob and oven and ample space for a washing machine, fridge freezer and dining table, all helping to create a great space for any chef to serve up a marvellous meal. Free-standing appliances may be available by separate negotiation.

The back door of the kitchen let in lots of natural light and leads out beautifully to the secure child and pet-friendly back garden. On sunnier days it makes a fantastic spot for relaxing with the family.

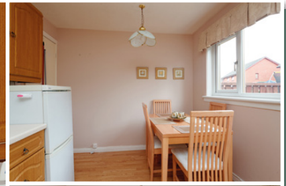
Upstairs, the family bathroom is bright and finished in a grey suite with an electric shower over the bath. There are two good sized bedrooms in this lovely home, the master has mirrored wardrobes that bounce the natural light around and both have ample room for free-standing furniture. The house is very easily heated, always warm and comfortable and has double glazing,

The front garden area is neat and well kept and the communal parking area is easily accessible to the front of the property. This lovely home has been enjoyed and owned for the past twenty-seven years by the current owners, which points to its ideal nature as a place to come home to.

The property would make an ideal starter home for any young couple or small family. Early viewing is strongly advised for this lovely property that is offered in walk-in condition and is just waiting for one lucky couple or family to call it ‘our new home’.





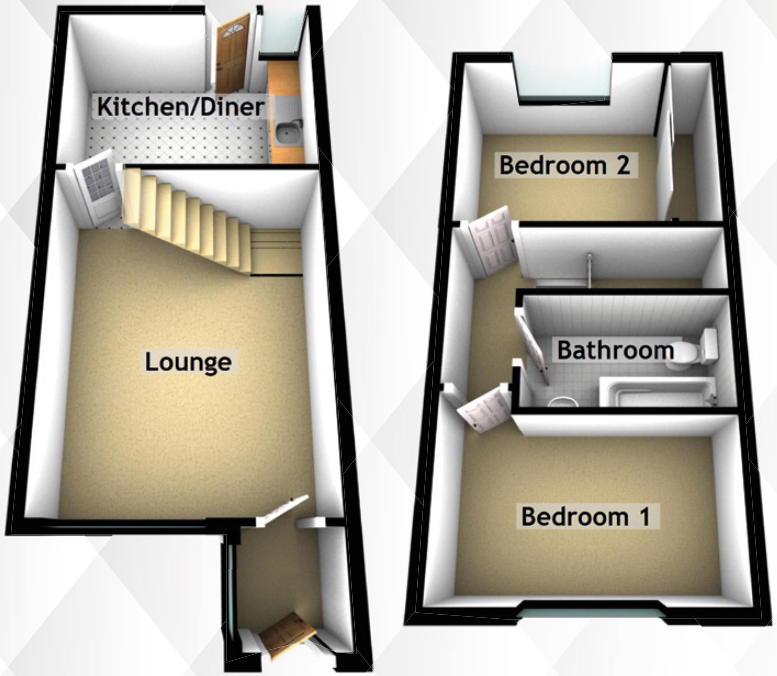




INCREDIBLE VALUE TWO BED MID-TERRACED PROPERTY, IN WALK-IN CONDITION







SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen/Diner	3.70m (12'2") x 2.70m (8'10")
Bedroom 1	3.70m (12'2") x 2.20m (7'3")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m^2) - $57m^2$

EPC Rating - E

RAIL LINKS | BUS LINKS | NEAR SCHOOLS | LOCAL AMENITIES

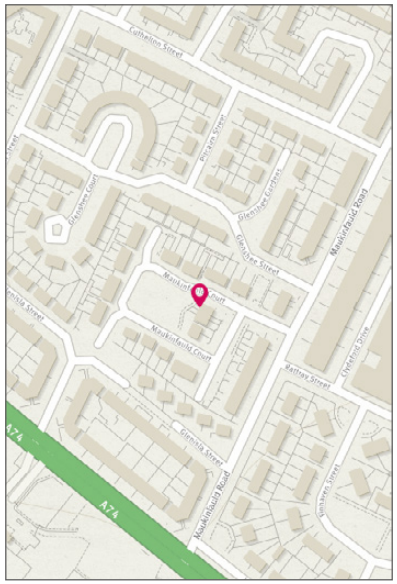


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Part Exchange Available

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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.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 in association with THE SUNDAY TIMES THE TIMES



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