





McEwan Fraser Legal

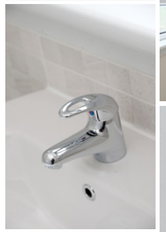
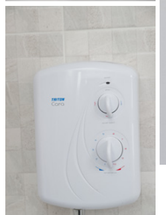
Solicitors & Estate Agents

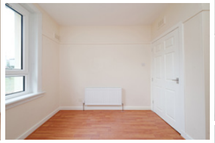
0141 404 5474

100 Maxwelton Road

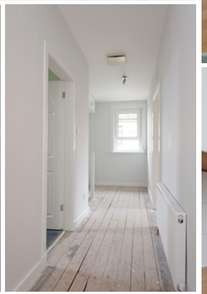
GLASGOW, G33 1LY














MAXWELTON ROAD

Maxwelton Road is a great place to live and commute from. The transport links by bus are frequent and the train stations at Barnhill and Alexandra Parade can get you to the city centre in ten minutes. It is a mere five miles to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There are schools and amenities all within easy reach, making it a very popular place to call home.

We are delighted to offer to the market this excellent three bedroom upper cottage apartment, set in a great location and with the added benefit of garden space. The property is set within a popular area with a great neighbourly spirit all around it and it is ideal for a growing family. This area is always very popular, due in part to some of the old-fashioned values preferred by families, the streets are quiet and everybody actually knows each other.

The property has been fully refurbished to a very high standard with a new kitchen, new bathroom, new central heating radiators, new light fittings and new ceilings. It has also been thoughtfully completed and re-decorated in neutral tones to suit all tastes.

Accommodation consists of a bright and airy lounge/diner with a wall hung electric fire. The room would suit a range of various furniture configurations. The brand new kitchen is finished in clean white units with an electric oven and gas hob, with ample space for a washing machine and fridge freezer. It is the perfect place for a chef to serve up a marvelous meal. The tiled bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers. There are three good sized bedrooms in this home all with ample space for free-standing furniture.

The home is kept warm and comfortable via the double glazing and gas central heating. There is a child-friendly back garden and handy on-street parking to the front. A lot of money has just been spent by the current owners including a full redecoration top to bottom, leaving the new owners nothing to do except move in and start enjoying this lovely home. Early viewing is advised for buy to let investors or first-time buyers looking for a great family home where all the hard work has already been done.



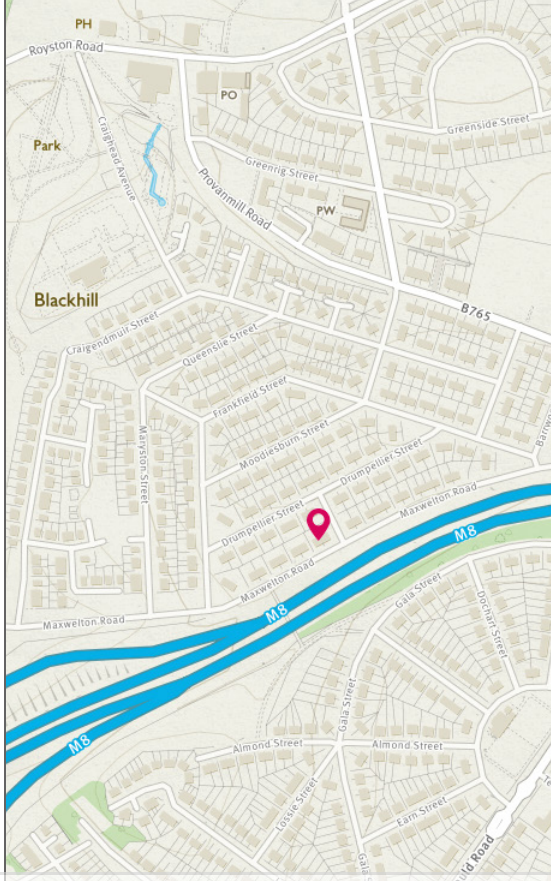
Approximate Dimensions
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.60m (11'10")
Kitchen	2.60m (8'6") x 2.10m (6'11")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m^2) - $70m^2$

EPC Rating - C

SPECIFICATIONS



McEwan Fraser Legal

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. 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 2016
THE SUNDAY TIMES
THE TIMES



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

Image credit: https://www.ordnancesurvey.co.uk/osmaps/