





McEwan Fraser Legal

Solicitors & Estate Agents

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8 Birchwood Place

MOUNT VERNON, GLASGOW, G32 0NX



Sandy Hills Golf Course

Birchwood Place, situated in Mount Vernon, lies within easy commuting distance to Glasgow City centre and beyond. Commuter's benefit from excellent road links to the motorway networks via the M8 and M74. Garrow Hill train station lies approximately 0.8 miles, Shettleston train station lies approximately 1.3 miles, and Mount Vernon 1.5 miles approximately, making traveling into the city centre and further field relatively easy. Local amenities are aplenty such as grocers, health centre, dental surgery, and restaurants all within close proximity.

































Part Exchange available. We are delighted to offer for sale this four bedroom, detached property presented to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed, free-flowing space on a bright and fresh layout.

On entering the home the bright porch leads on to the hallway through French doors, it is immediately apparent that the current owner has looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a high standard throughout.

In more detail the accommodation comprises: a welcoming hallway with, storage cupboard.

Immediately impressive formal and bright lounge, which has a range of furniture configurations, with two large windows to the front aspect, flooding the room with natural light, as well as a featured fireplace.
The kitchen has been beautifully fitted to include a good range of floor and wall mounted units, which provides a fashionable and efficient workspace. It further benefits from an integrated double oven; five ring gas cooker, extractor hood, fridge and double freezer, space for washing machine, dishwasher and tumble dryer and ample space for a free standing table, making this the ideal kitchen for an aspiring chef! Off the kitchen French doors take you into the conservatory perfect for relaxing with family and friends.

There are four, well-proportioned bedrooms. The master benefitting from an en-suite shower room and fitted wardrobes. The second, third and fourth bedrooms are all doubles, two with fitted storage and an additional en suite. All of the rooms are bright, airy and have ample space for freestanding furniture.

The fully tiled family bathroom consists of Jacuzzi bath, W/C and wash hand basin.

The high specifications of this family home also include double-glazing, gas central heating and is fully alarmed.

There is a well-tended rear garden, which is low maintenance and is fully enclosed and includes a grassed and decking area.

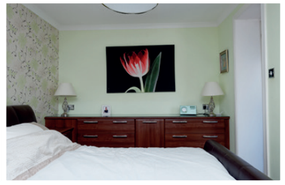
To the front of the property there is a driveway providing off-road parking for up to six cars as well as access to the stand alone garage with light and power.







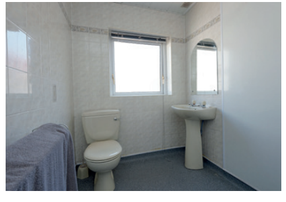










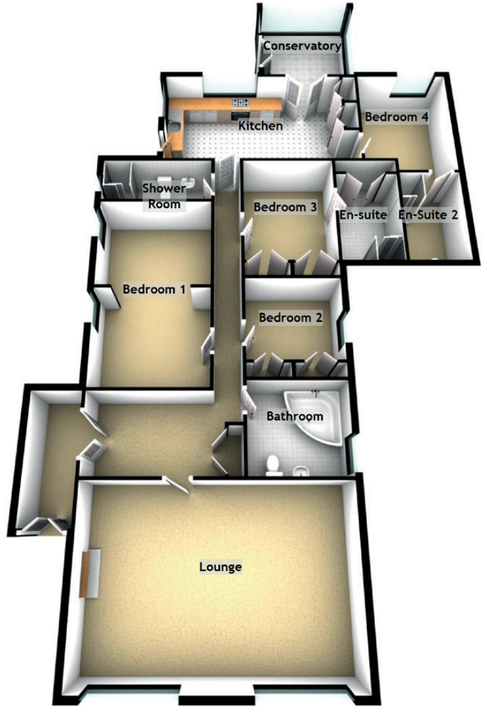








Bedrooms & Bathrooms



Property Specifications

Approximate Dimensions
(Taken from the widest point)

Kitchen	6.30m (20'8") x 3.26m (10'8")
Conservatory	3.00m (9'10") x 3.00m (9'10")
Lounge	6.30m (20'8") x 4.90m (16'1")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bedroom 4	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 2.60m (8'6")
Shower Room	3.40m (11'2") x 1.70m (5'7")
En-suite	3.50m (11'6") x 1.90m (6'3")
En-Suite 2	3.06m (10') x 2.60m (8'6")

Gross internal floor area (m²)

155 m²

EPC Rating

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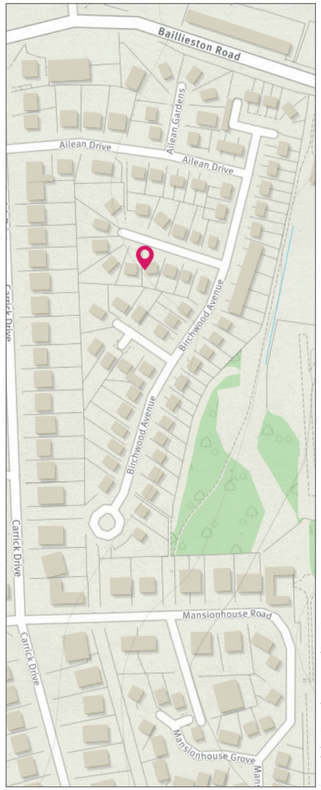


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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