





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

20 Geelong Gardens

LENNOXTOWN, GLASGOW, G66 7HT








20 GEELONG GARDENS

Geelong Gardens is perfectly situated in a quiet area of Lennoxtown. Lennoxtown has a variety of local shops and services including a hotel, pub, doctors, dentist and supermarket. The area has many great walks and rural attractions. Other leisure activities to be enjoyed locally include horse riding, golfing and bowling. Lennoxtown is conveniently positioned within easy driving distance to many major cities including Glasgow (twelve miles), Stirling (twenty two miles) and Falkirk (nineteen miles) approximately.

We are delighted to offer for sale this two bedroom, mid-terraced house, presented to the market in excellent condition.

In more detail, the property consists of a welcoming reception hallway, with storage. The lounge complete with electric fire offers excellent furniture configurations and easily allows for free standing furniture. The open-plan kitchen/diner/family area has been beautifully fitted to include a good range of contemporary floor and wall mounted units, providing a fashionable and efficient workspace. It further benefits from an integrated oven, gas hob and extractor hood, making this the ideal kitchen for an aspiring chef. There is space for a washing machine and fridge/freezer. On the upper-level access can be found to the attic via Ramsey ladder as well as two good bright and airy sized bedrooms, both offering good furniture configuration and come complete with built-in storage. The family bathroom completes the property internally and consists of an electric shower over bath, WC and wash hand basin.

The front and back garden are both low maintenance and the back comes complete with two garden sheds. The property also benefits from gas central heating, double glazing, generous storage throughout as well as on-street parking.

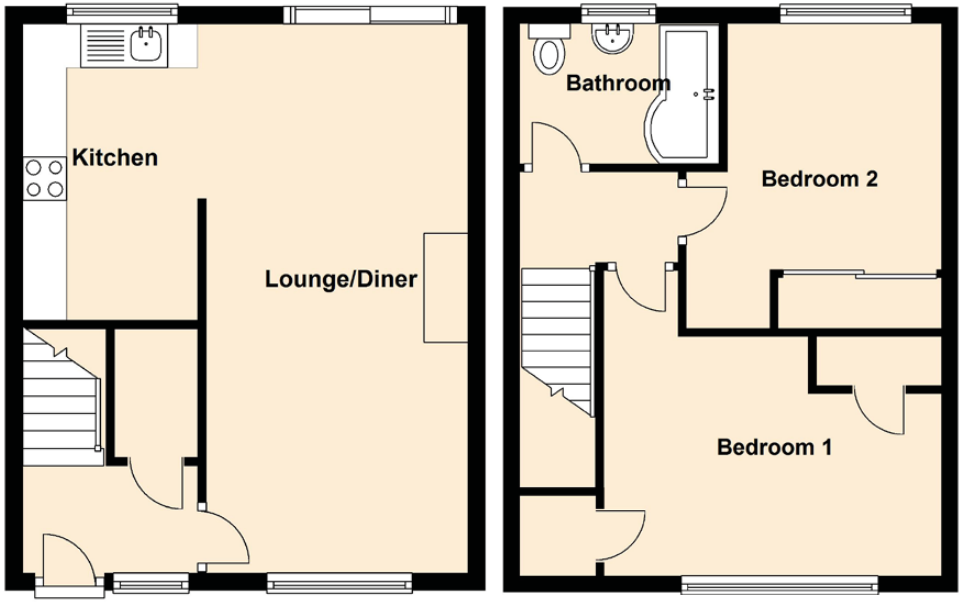








PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.30m (20′8″) x 3.00m (9′10″)
Kitchen	3.40m (11′2″) x 2.00m (6′7″)
Bedroom 1	4.10m (13′5″) x 3.70m (12′2″)
Bedroom 2	3.70m (12′2″) x 3.10m (10′2″)
Bathroom	2.30m (7′7″) x 1.70m (5′7″)

Gross internal floor area (m^2) - $64m^2$

EPC Rating - D

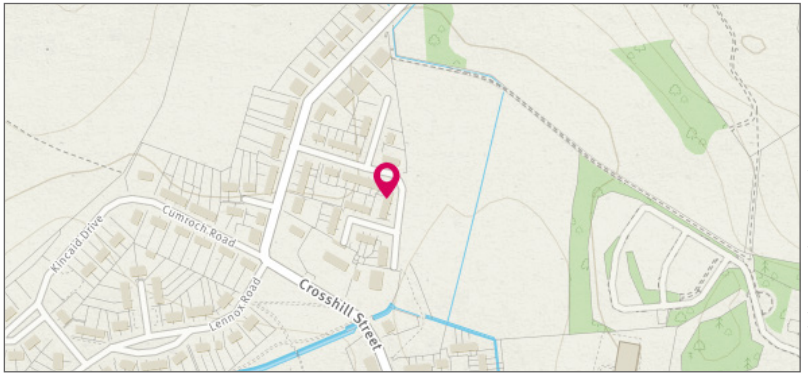


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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 2014
THE SUNDAY TIMES
THE TIMES



Text and description
GRAEME NIMMO
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer