




McEwan Fraser Legal
Solicitors & Estate Agents
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1 Scapa Street
GLASGOW, G23 5AQ

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Cadder is a long established locale situated in the north of Glasgow, with all of the day to day amenities you would expect, including an Asda supermarket. Cadder Primary School is within walking distance from the property and there are excellent public transport links serving the area with local buses and nearby Gilshochill Railway Station, providing regular services to the City Centre.

For sporting enthusiasts, there is plenty to keep you busy in Glasgow and the surrounding areas. The “Dear Green Place” has a wealth of parks and recreational facilities. A short walk from the property is The Forth and Clyde Canal currently part of a large scale regeneration scheme which aims to transform the canal into a fantastic waterside environment that will bring benefits to those who live in and work in the city or indeed to those who are just visiting.

Glasgow’s bustling ‘West End’ is only a five minute drive from the property. Home to the Botanic Gardens and Glasgow University, there is no shortage of nightlife, trendy bars, restaurants and cafes offering a fantastic social scene, some of the best Glasgow has to offer. In addition to this, there are excellent road links giving easy access to Glasgow City Centre and the central belt motorway networks.

McEwan Fraser is delighted to present this superb, newly renovated, two double bedroom semi detached house to the market. Presented in excellent internal order, the property sits on a wide corner plot with generous gardens and would make an ideal starter home or savvy buy to let investment. Internal viewing is highly recommended.

Internal accommodation is focused towards a wide and naturally bright reception room which is neutrally finished. There is ample floor space for a range of different furniture configurations. A large kitchen sits immediately behind the reception room. This stylish modern kitchen boasts a generous range of base and wall mounted units which offer fantastic prep and storage space. Gas hob, electric oven and hood are integrated while space is provided for further free standing appliances. There is also a ground floor WC.

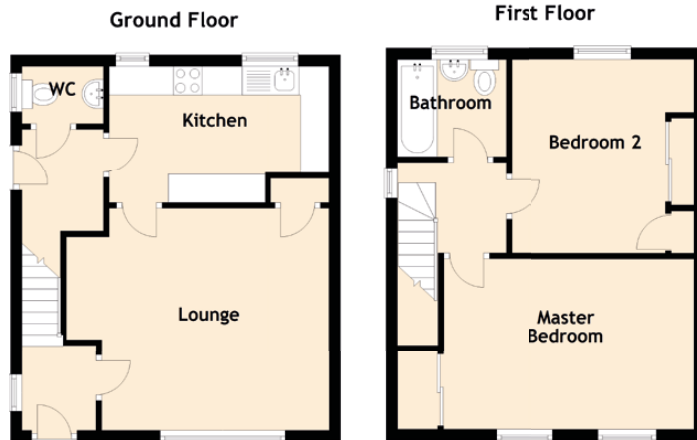
Climbing the stairs, the first floor landing gives access to a large loft space, two ample double bedrooms and bathroom. The master and second bedroom both included integrated wardrobes. The bathroom is recently refinished and boasts a white three piece suite with mains shower over bath.

For extra warmth and comfort, the property enjoys gas central heating.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



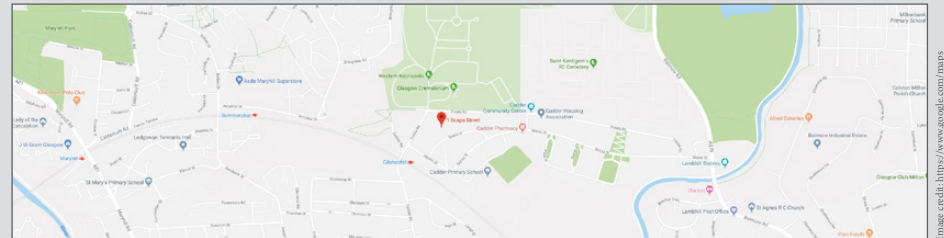
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	4.00m (13'2") x 2.40m (7'10")
Master Bedroom	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")
WC	1.30m (4'3") x 1.00m (3'3")

Gross internal floor area (m²): 69m²

EPC Rating: D

Extras (Included in the sale): All light fittings and fitted floor coverings.



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Part
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