



Excellent three bedroom terraced house

Superb upgrades, Immaculate condition, secure child friendly back garden



42b Gilbertfield Street
Glasgow, G33 3TG



Scan Here!



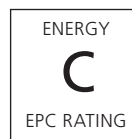
3 BED



1 BATH + WC



NEAR SCHOOLS



ENERGY

C

EPC RATING

42b Gilbertfield Street | Glasgow

Part Exchange available. Sitting within a short drive away from the main motorway network means anyone commuting from here can access all areas of central Scotland in a short time. Stepps train station is within a ten minute drive and only fifteen minutes takes you to the city centre. Glasgows 'Fort' shopping center is accessible in only ten minutes. With nurseries, primary and secondary schools all within a short distance, it makes a great place to call home.

We are delighted to bring to the market this lovely three bedroom mid terraced home, wonderfully upgraded and presented in walk-in condition. Some of the old fashioned values preferred by families are still alive in this area, where the street is quiet enough for the kids to play out together in safety, and everybody actually knows each other. There's a real community spirit in this family oriented area, hence its popularity. Accommodation comprises: an entrance vestibule leading through to a lovely bright and spacious lounge diner, benefiting from virtually wall to wall glass with French doors which allow light to absolutely flood the room. The focal point of the room is the lovely fireplace with electric fire and surround. There is a handy downstairs toilet which is always

a welcome addition for any family with young children. The modern kitchen with its light wood units is very appealing, with a brand new electric hob and electric oven. There is a handy breakfast area that's perfect for busy mornings before school and work, along with a utility area which has space for a washing machine, dishwasher and fridge freezer (freestanding appliances may be available by separate negotiation) The kitchen and most of the downstairs has been tiled immaculately, offering easy clean floors that are perfect for kids coming in from the back garden. The family bathroom is bright and fresh and has been fully tiled, has a white suite and a tap fed shower over the bath. There are three double bedrooms, all with built in storage wardrobes and room for free standing furniture.

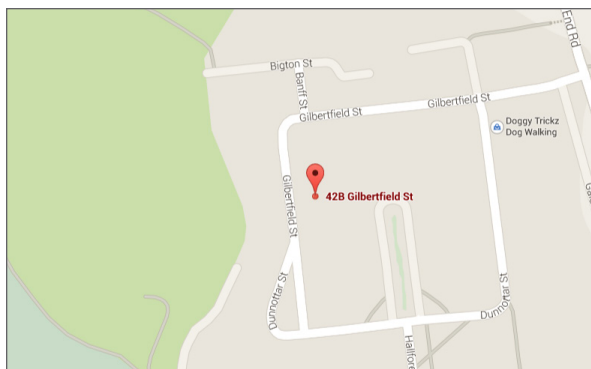
The home is secure, warm and comfortable courtesy of the double glazing and gas central heating with a fitted alarm system. Off street parking for at least two vehicles. It is clear for anyone to see there is a huge amount of time and money that has been spent on this home, leaving any new owner nothing else to do except move in, sit down and start enjoying this lovely home. Early viewing is advised.





APPROXIMATE DIMENSIONS (Taken from the widest point)

Living Room/Dining	5.50m (18'1") x 4.40m (14'5")
Kitchen	3.50m (11'6") x 2.60m (8'6")
Utility	1.50m (4'11") x 1.20m (3'11")
WC	1.50m (4'11") x 1.20m (3'11")
Bedroom 1	3.70m (12'2") x 2.00m (6'7")
Bedroom 2	3.63m (11'11") x 2.40m (7'10")
Bedroom 3	3.40m (11'2") x 3.40m (11'2")
Bathroom	2.20m (7'3") x 2.00m (6'7")



Solicitors & Estate Agents

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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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.



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