





McEwan Fraser Legal

Solicitors & Estate Agents

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6 Ferncroft Drive

CROFTFOOT / GLASGOW / G44 5RQ

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3 BED | 1 BATH | PRIVATE REAR GARDEN | ENERGY D EPC RATING



- SPACIOUS AND WELCOMING TWO DOUBLE BEDROOM UPPER COTTAGE FLAT IN A SOUGHT AFTER LOCATION // PRIVATE REAR GARDEN

The property is conveniently placed for access to all local amenities including schools at both primary and secondary levels, local shops, superstores and public transport services including train stations. Croftfoot is only 0.4 miles away and Kingspark is 1 mile away. Added to this, there are excellent road and bus links close by giving easy access to Glasgow city centre and the Central Belt motorway system.

Part Exchange available. McEwan Fraser Legal is delighted to present this excellent three bedroom upper cottage flat to the market. The property is located in the highly sought after pocket of Croftfoot to the South of Glasgow city centre. The property benefits from private rear garden, double glazing, gas central heating, a loft space for additional storage and a second public room which is equally well utilised as a third bedroom or welcoming dining room. Internal accommodation is centred around a generous reception room which over looks the rear garden. There is plenty of space for a pair of large sofas and the reception room also provides access to dining room and kitchen. The dining room is a flexible space for which can accommodate a six seat dining table, double as a third bedroom or has the potential as a great home office. The kitchen, leading of the reception is comprised of a range of base and wall mounted units. Space has been provided for a free standing cooker, fridge freezer and washing machine. The master bedroom is to the front and is experimentally spacious. The room enjoys a bay window and has ample floor space for a large bed and other items of free-standing furniture alongside the walk-in cupboard. The second bedroom is also. Good sized double room.

Internal accommodation is completed by the fully tiled bathroom which boast three piece white suite, shower over bath and a window for natural light and ventilation.

"THE PROPERTY IS LOCATED IN THE HIGHLY SOUGHT AFTER POCKET OF CROFTFOOT TO THE SOUTH OF GLASGOW CITY CENTRE"









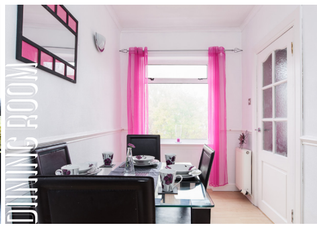


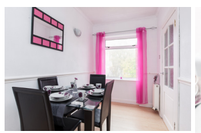














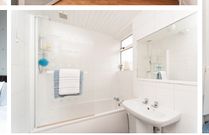








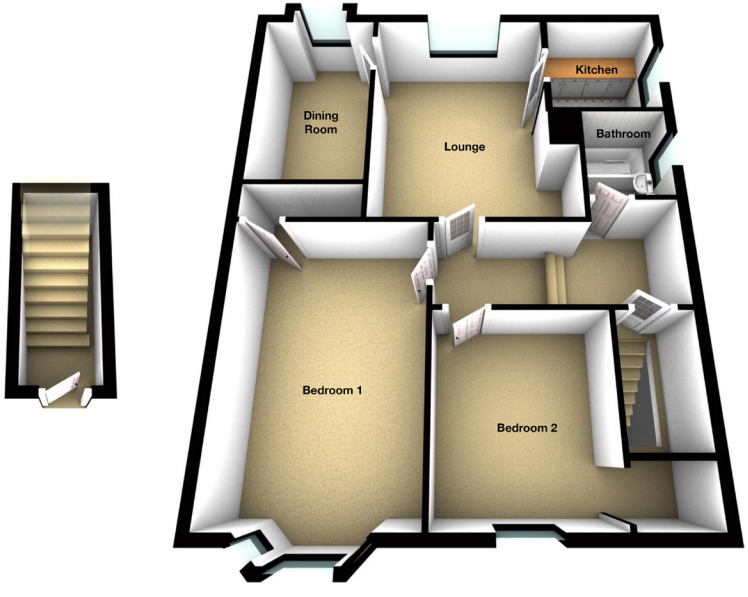








SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Dining Room	3.63m (11'11") x 1.95m (6'5")
Lounge	4.59m (15'1") x 3.33m (10'11")
Kitchen	2.04m (6'8") x 2.01m (6'7")
Bedroom 1	4.90m (16'1") x 3.31m (10'10")
Bedroom 2	3.31m (10'10") x 2.88m (9'5")
Bathroom	2.12m (6'11") x 1.53m (5')

Gross internal floor area (m²)

70 m2

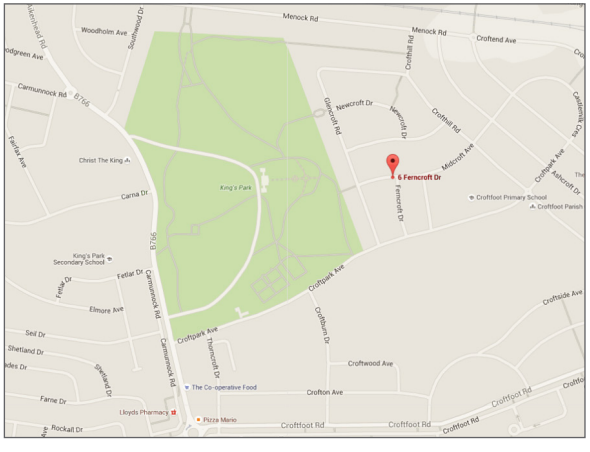


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Part Exchange Available

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



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