





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

15 Luncarty Place

GLASGOW, G32 7SX

15 LUNCARTY PLACE, GLASGOW

Excellent 2/3 bedroom End-terrace, Walk-in condition, Large garden with fantastic development potential, Great accommodation.

This lovely home is situated within the sought after 'Sandyhills' district of Glasgow. Excellent amenities are nearby to cater for anyone's daily needs, including a wide range of shops (Tesco in Shettleston and Asda at the Forge in Parkhead) and services only a short journey by either public or private transport. For those needing to commute by either road or rail, there are good connections to most areas of commerce within the central belt. Equally, for those needing to travel further afield for either business or pleasure, International airports at Glasgow, Edinburgh and Prestwick can all be reached in less than one hour. Sporting, leisure and recreational pursuits abound, from a gym to football, from golf to bowling, running to cycling, the area has something for everyone. Schooling for all ages is to hand, with outstanding academic results.

Part Exchange available. We are delighted to bring to the market this lovely two/three bed end terrace property, set in a popular family-friendly Cul-de-sac that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are very much alive here, it's a place where everybody actually knows each other. This great family home makes a perfect place to raise a family as it stands but it also has huge undeveloped potential still to be unlocked for those with a flair for extending and creating their own grand design. The accommodation consists of a bright and spacious lounge/diner, which given its shape would suit a wide range of furniture configurations. The kitchen is simple, bright and functional, with a good range of gloss white fitted units. It features a gas cooker, as well as ample space for a free-standing fridge freezer, dishwasher, washing machine and tumble drier. All helping to make it a great space for both functionality and food preparation. The galley style layout ensures there's an easy and efficient space to work in for any chef to serve up a marvellous meal. The dining room offers a really flexible space that could easily be utilized in so many ways. It would make a great home office study or indeed a third bedroom or just to have it as a formal dining area instead, perfect for more formal dining occasions with friends and family, the choice is yours. The Metro tiled bathroom is modern, bright and fresh and is finished in a contemporary white suite with an electric shower over the bath, ensuring there's always an instant supply of piping hot water for long refreshing showers. There are two good sized bedrooms in this lovely home, both are wonderfully bright and have ample space for free-standing furniture and storage. The home is kept warm, comfortable and cosy via the gas central heating and new double glazing. The very large garden space is secure and child-friendly and on sunnier days offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. Subject to planning application and approval, there exists a massive opportunity for a new owner to develop the property with potentially a large two storey extension which would double the size and take this property to another level of sophistication and luxury living. The newly laid driveway offers handy off-street parking.

This great home would make an ideal buy for first-time buyers or even a great investment property for a 'smart' buy to let investor. Early viewing is strongly advised for this family property with bags of further potential and one that's just waiting for a new family to call it 'our' home





















PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Living Room	4.40m (14'5") x 4.38m (14'4")
Dining Room	3.50m (11'6") x 2.80m (9'2")
Kitchen	3.50m (11'6") x 2.60m (8'6")
Bedroom 1	4.30m (14'1") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
WC	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m²) : 87m²

EPC Rating : D

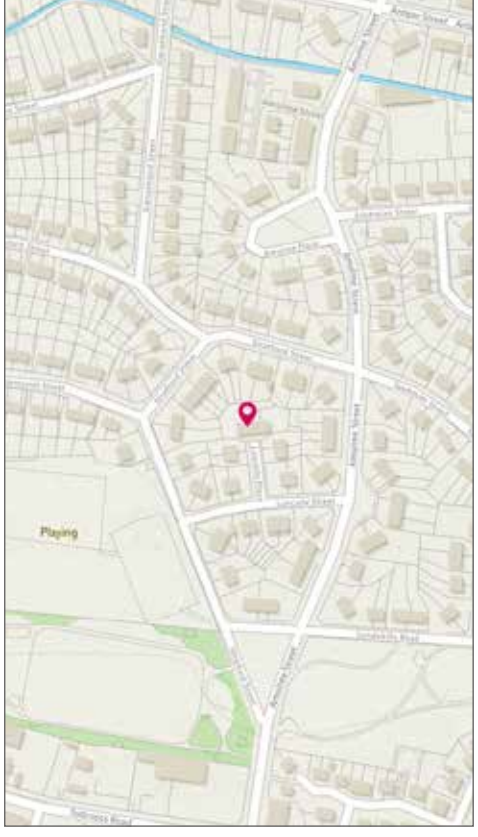


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer