



95
Carlibar
Avenue

Knightswood
Glasgow
G13 4AN

Fantastic two bedroom upper villa apartment

With beautifully upgraded, floored and lined loft space, in popular location



Scan Here!



2 BED



1 BATH



ON STREET

ENERGY



EPC RATING



“...Wonderfully upgraded two bedroom upper villa apartment in walk-in condition...”



95 Carlibar Avenue

KNIGHTSWOOD | GLASGOW

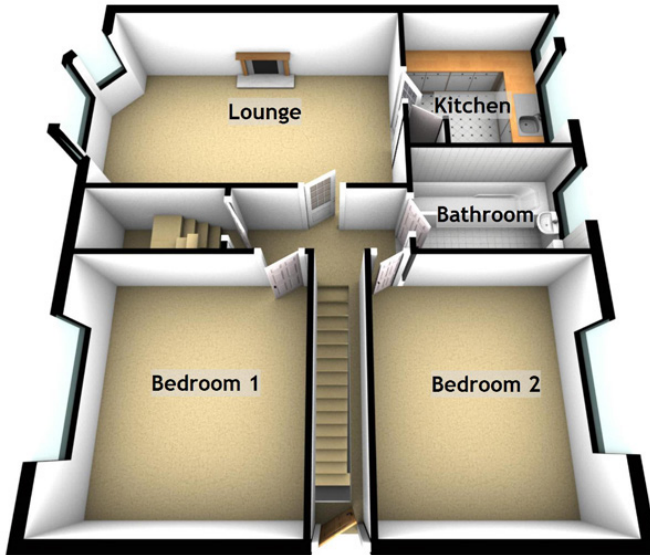
Situated within the hugely popular and sought after location of 'Knightswood' this property would be a super acquisition for a first time buyer, young couple or buy to let investor, given its superb positioning and excellent neighborhood community spirit. Offering great commuting links as well as being within a very short stroll to all local amenities and schooling catchments, for example Garscadden, St Brendans and Yoker Primary schools and Kelso nursery are all within 5 minutes walk. Knightswood and St Thomas Aquinas Secondary schools are also easy reached. Motorway links 5 minutes drive. Good bus and rail links only 5 minutes away and for relaxing there's plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for family times.

Part Exchange available. We are delighted to offer to the market this wonderfully upgraded two bedroom upper villa apartment in walk-in condition. Accommodation

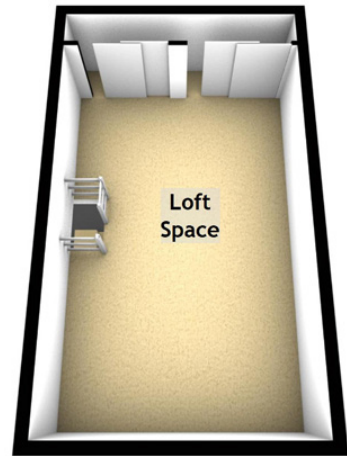
comprises: bright and freshly painted lounge with newly fitted carpets, large bay window and marble effect fire surround. The modern kitchen with integrated Fridge freezer is perfect for serving up the family meals. It contains a gas hob, electric oven, a good range of units including washing machine and space for tumble drier or dishwasher (plus large cupboard). All appliances are included in the sale. The family bathroom is fully tiled, has a white suite and a mains shower over the bath. There are two large double bedrooms with loads of space for free standing furniture. The loft space, which is owned in common, has been upgraded. South facing garden, patio area, plus communal drying area to the rear with a shed, recently renewed fencing. Potential for off street parking to the side subject to approval. Early viewing is advised for this lovely upper villa apartment which has been beautifully upgraded and is in walk-in condition.



Ground Floor



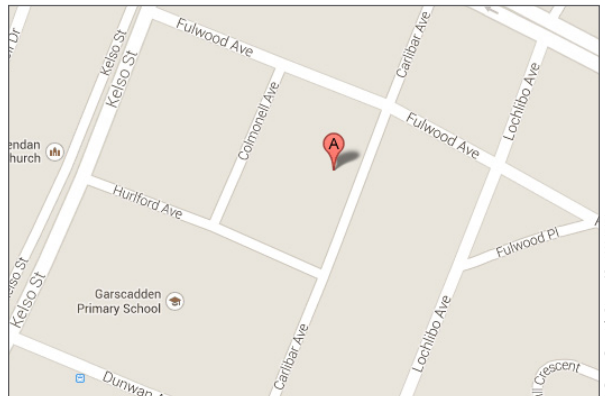
First Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.72m (15'6") x 3.64m (11'11")
Kitchen	3.08m (10'1") x 2.86m (9'5")
Bedroom 1	4.08m (13'5") x 3.41m (11'2")
Bedroom 2	4.08m (13'5") x 3.03m (9'11")
Bathroom	1.86m (6'1") x 1.85m (6'1")
Loft Space	6.70m (22') x 4.26m (14')



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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or 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 estate agents 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 an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description
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