




McEwan Fraser Legal

Solicitors & Estate Agents

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4 Aspen Drive

FORESTHALL, SPRINGBURN, GLASGOW, G21 4EG



4 ASPEN DRIVE

A fully refurbished and modernised two bedroom villa in "walk-in" condition with the benefit of a private driveway

The property is within close proximity of local amenities, serving everyday needs. The property is also within easy access of Dennistoun and Glasgow City Centre itself. There are a range of public transport services including bus and train stations close by. Both primary and secondary schooling is well catered for throughout the surrounding areas and, for those wishing to commute, the road network is excellent - Glasgow City Centre and the M8 motorway providing links throughout the Central Belt including Glasgow International Airport.

We are delighted to offer to the market this fantastic two bedroom, mid-terraced villa, situated in the 'Foresthall' residential development within 'Springburn'. The property would be an ideal purchase for a young couple or family and offers good-

sized accommodation. It is presented to the market in true "walk-in" condition and has the added advantage of a driveway, providing off-road parking for one vehicle. It still offers scope to add a small conservatory to the rear (subject to obtaining the necessary planning consents).

The property is brought to the market having undergone a recent re-decoration and modernisation programme, which includes the installation of a new kitchen, bathroom and flooring. Room usage throughout can be adapted to meet individual purchasers' needs, which will comfortably provide for a growing family. The property is finished to a very good standard throughout and, although of modern design, offers spacious apartments similar to those found in traditional builds.



THE INTERIOR

“...The property is finished to a very good standard throughout and, although of modern design, offers spacious apartments...”

The internal accommodation comprises: welcoming entrance vestibule with a handy storage cupboard. Immediately impressive lounge/diner with a front facing window, flooding the room with natural light, along with a useful understairs recess. Open plan access can be gained from here to the fantastic, fully fitted kitchen, which has an excellent range of contemporary base and wall units with the added benefit of an integrated oven, hob, and extractor hood. There is also space for a washing machine and an upright fridge/freezer. The dining area has space for a table and chairs and, with the added benefit of a glazed door opening onto the decking in the rear garden, this zone would be perfect for “chilling out” or entertaining with friends and family.

The upper level comprises: two well proportioned bedrooms, both of which have

mirrored wardrobes and floor space for additional freestanding furniture, if required. A bright and luxury contemporary bathroom suite, with an electric shower over the bath, can also be found on this level. Access to the loft space can be gained from the landing.

The high specifications of this family home also include double glazing and electric heating for additional comfort and convenience.

Externally, there is a virtually maintenance-free front garden, with a mono-block driveway providing off-road parking for one vehicle. The rear garden has been landscaped and is fully enclosed. The feature area of raised decking is a real sun trap – the ideal spot for a lazy summer’s day!

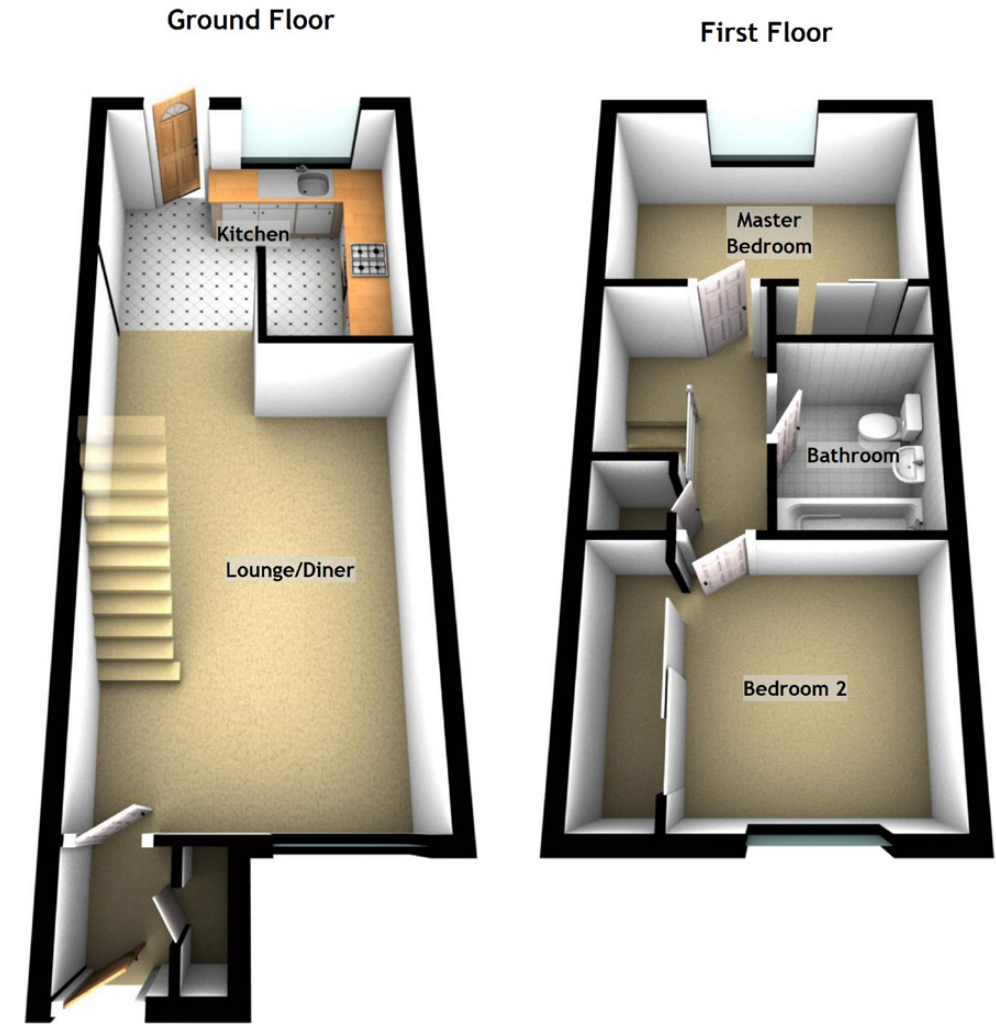


The fantastic, fully fitted kitchen





"...two well proportioned bedrooms, both of which have mirrored wardrobes...a bright and luxury contemporary bathroom suite, with an electric shower over the bath..."



Approximate Dimensions
(Taken from the widest point)

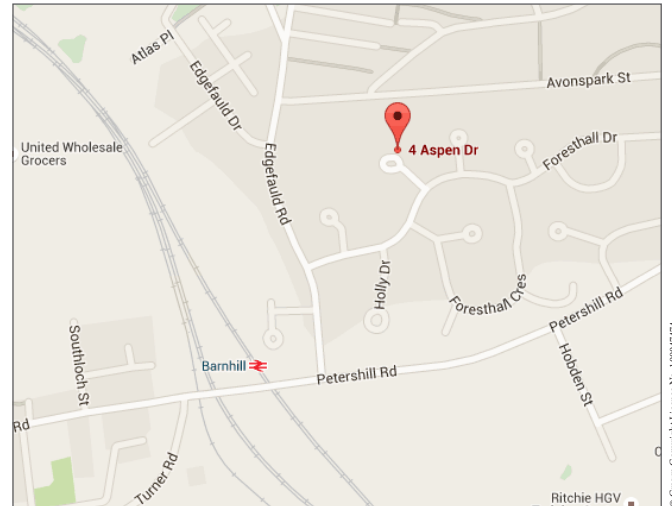
Lounge/Diner	5.10m (16'9") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 3.20m (10'6")
Master Bedroom	3.60m (11'10") x 2.30m (7'7")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²)

61m²

EPC Rating

D






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Part
Exchange
Available



Text and description
DARREN LEE
Regional Manager



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

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