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EASTERHOUSE, GLASGOW, G34 0BX

EASTERHOUSE, GLASGOW

Dunphail Road is well served by public transport facilities, including Easterhouse railway station. For the commuters wishing to drive, there are road links to the M8, M74 and main arterial routes, enabling fast access to the main centre of business and commerce within Scotland. The subjects are within easy access of shopping facilities in Easterhouse. Further extensive shopping can be found at The New Fort shopping centre and the Forge Shopping Centre and Retail Park, which boasts a number of high street retailers. Recreational pursuits are catered for with a fine golf course, tennis, as well as a leisure centre located within the surrounding area.



Glasgow Fort, Auchinlea Park



0-2, 9 DUNPHAIL ROAD

We are delighted to offer for sale this spacious two bedroom, ground floor flat, situated within the popular location of Easterhouse. This property would be a super acquisition for either a first time or an elderly buyer, given its superb spot, offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments. The flat has been well designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a modern theme. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality. Its also worth noting that the exterior fabric and the communal areas have been upgraded and improved in the last couple of years.



In more detail, the property consists of a welcoming entrance hall with a useful storage cupboard. Access to all apartments can be gained from the hallway. An immediately impressive lounge/diner, has a picture window to the front aspect flooding the room with natural light and offers tremendous views over the surrounding area and into the distance. There is ample room in this zone for a dining table and chairs for more formal dining with friends and family. A bright and airy sun-room is located off the lounge and could also be used as a small study zone. The

kitchen has been fitted to include a good range of floor and wall mounted units, with a complimentary worktop. It benefits from an oven, hob and extractor fan and has space for a washing machine, tumble dryer and an upright fridge freezer.

There are two, well-proportioned double bedrooms, both of which have space for additional freestanding furniture, if required. The master further benefits from a range of mirrored wardrobes. The second bedroom, with storage facilities in both alcoves, is a

very adaptable room and could be used as anything you want it to be, a hot office space, dining room or a permanent bedroom. The fully-tiled bathroom, with a separate shower cubicle, completes the accommodation on offer.

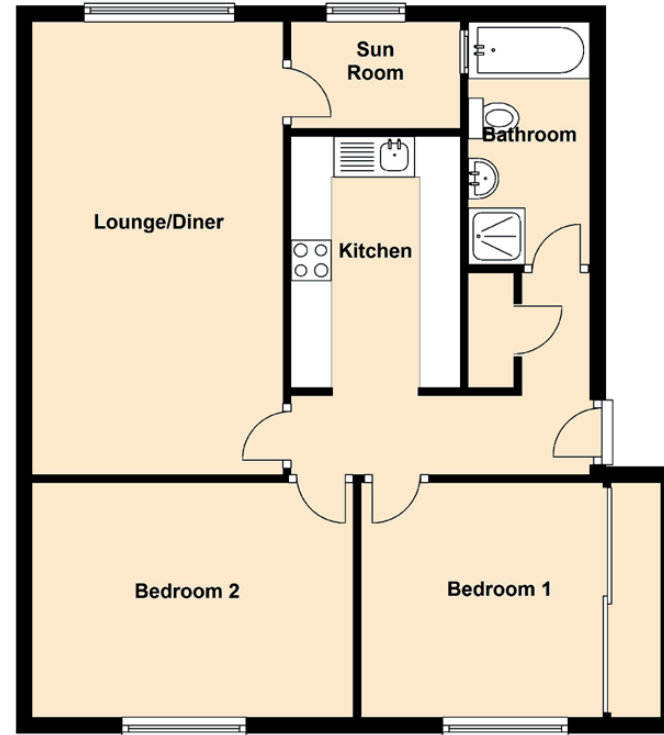
The flat also benefits from gas central heating to radiators and double glazing (to the front aspect) for additional comfort. Externally, there are communal grounds to both the front and rear. Ample on-street parking is available to the front.



LOUNGE/DINER



BATHROOM & BEDROOMS



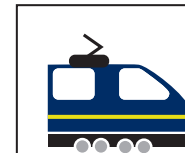
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.60m (18'4") x 3.10m (10'2")
Kitchen	2.90m (9'6") x 2.10m (6'11")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bathroom	3.00m (9'10") x 1.50m (4'11")
Sun Room	2.10m (6'11") x 1.23m (4'3")

Gross internal floor area (m²) - 63m²

EPC Rating - C

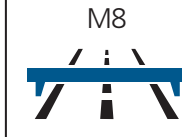
FLOOR PLAN DIMENSIONS MAP



RAIL LINKS



NEAR SCHOOLS



ROAD LINKS



LOCAL
AMENITIES



BUS LINKS

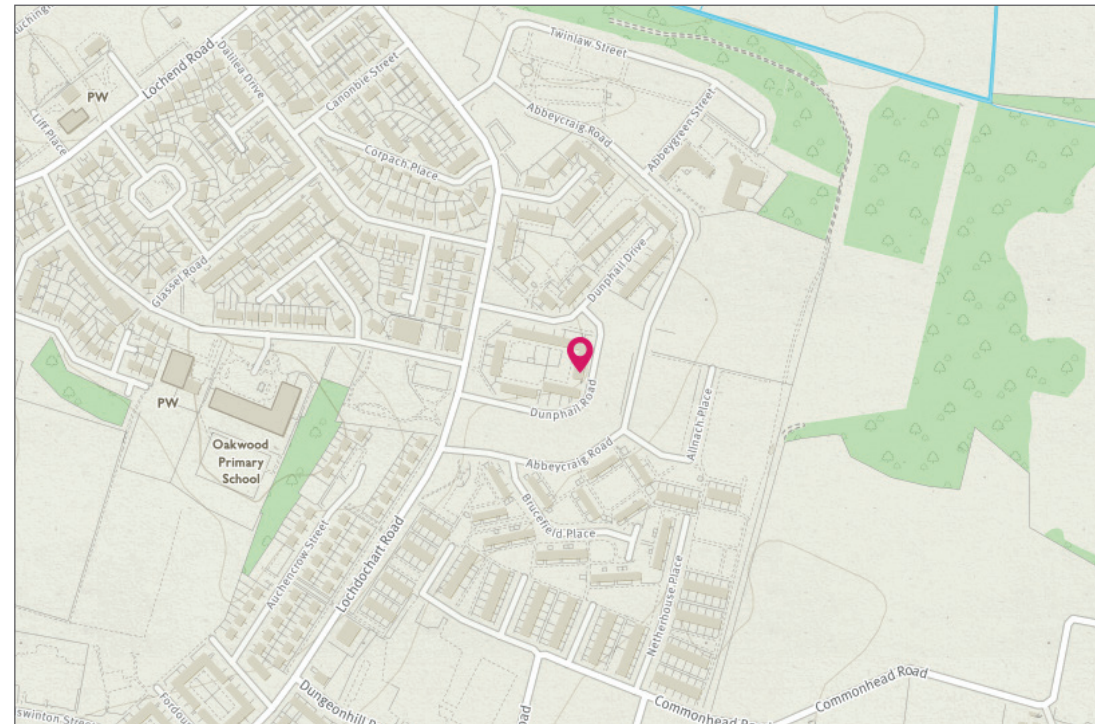


Image credit: <https://www.outmapsurvey.co.uk/omaps/>

Sun Room, Rear.



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Part
Exchange
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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. 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 brochure 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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