




McEwan Fraser Legal
Solicitors & Estate Agents
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42 Trondra Place

EASTERHOUSE, GLASGOW, G34 9AX

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Trondra Place 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.



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TRONDRA PLACE

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McEwan Fraser is delighted to present this three/four bedroom semi detached house to the market. The property has been extensively extended and upgraded by the current owners and internal viewing is essential to appreciate the space and quality on offer within. The property boasts generous proportions throughout, private front and rear gardens, off street parking, gas central heating and double glazing.

Internally, accommodation is focused towards a fantastic reception room which opens into a large extended kitchen. This gives huge free-flowing entertaining space which is finished to an excellent standard. The kitchen boasts a generous range of base and wall mounted units which offer excellent prep and storage space. There is a full range of appliances and an attached utility room. The ground floor also includes the fourth bedroom which could also serve as a home office or playroom. Upstairs, you find a master bedroom with walk-in wardrobe, two further double bedrooms and a modern family bathroom. There is also a large loft space for additional storage.

Externally, the rear garden enjoys a southerly aspect, perfect for evening sun.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.80m (12'6")
Kitchen	6.90m (22'8") x 3.80m (12'6")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Bedroom 4	3.30m (10'10") x 3.10m (10'2")
Shower Room	2.70m (8'10") x 1.90m (6'3")
WC	1.60m (5'3") x 0.90m (2'11")

Gross internal floor area (m²): 116m² | EPC Rating: C

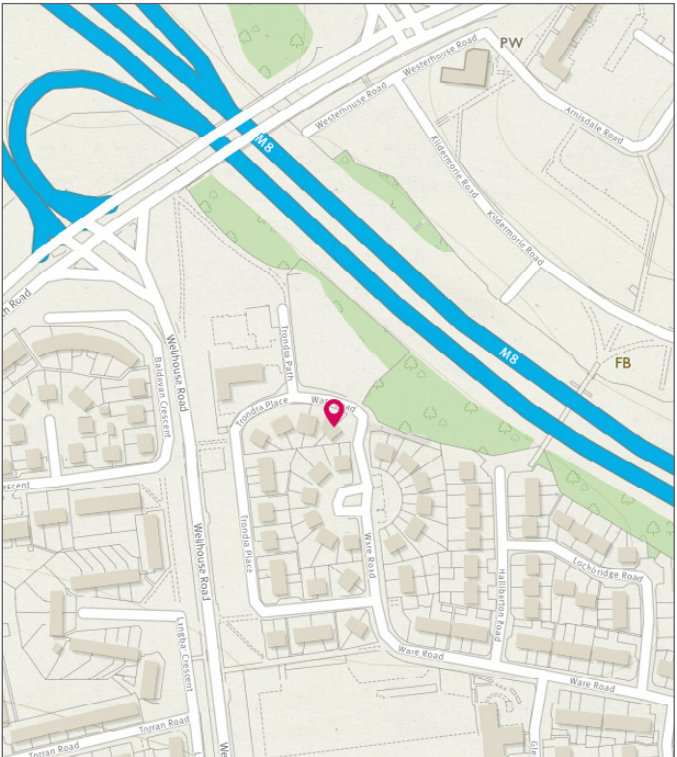
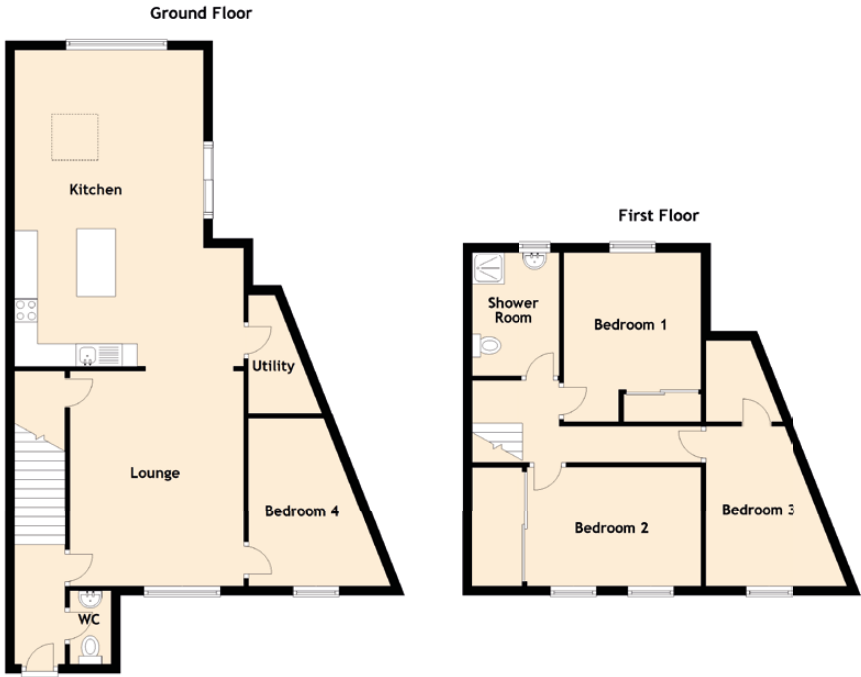


Image credit: <https://www.edinaxsurvey.co.uk/emap/>



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