




Solicitors & Estate Agents
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75 Briarcroft Drive

GLASGOW, G33 1RD

75 BRIARCROFT DRIVE

The popular area of Robroyston is a great place to live and commute from. There are frequent transport links, and it is approximately twenty minutes in to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities including the large Asda store which is within easy reach making it a very popular place to call home.

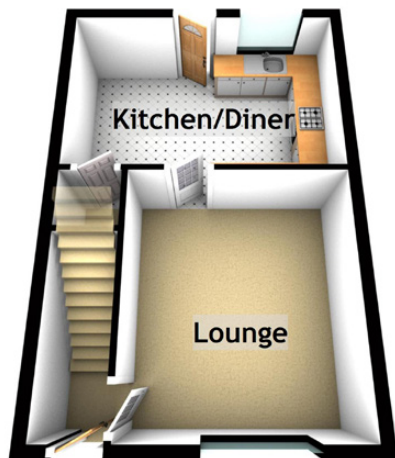
Part Exchange available. We are delighted to offer to the market this excellent two bedroom semi-detached home ideal for a small family, set in a great location, in a quiet cul-de-sac and with the added benefit of secure garden space and off street parking.

The accommodation comprises: a bright and airy lounge with lots of natural light flooding the room. The kitchen is lovely, with a good range of units finished in rich cherry wood doors. There is an electric oven and hob, with ample space for a freestanding washing machine, fridge freezer and dishwasher. It is the perfect place for a chef to serve up a marvelous meal (freestanding appliances may be available by separate negotiation). To ensure the house is always pristine and clutter free, there is a handy under stairs cupboard for storage. The current owners have upgraded the stairway with a set of designer wall lights that light up the staircase beautifully, apart from looking great it's handy for ensuring the kids never try to come down the stairs in the dark. The tiled bathroom has a white suite and a mains standalone shower, ensuring there is always lots of instant hot water for long refreshing showers. There are two bedrooms upstairs in this home, one with built in mirrored wardrobes, while both have ample room for free standing furniture.

The home is kept warm and comfortable via the double glazing and gas central heating. There is also a child friendly back garden and there is a useful off street parking to the front.

Early viewing is advised for buy-to-let investors looking for a perfect and easy investment or even first-time-buyers looking for a great family home.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.20m (10'6")
Kitchen/Diner	4.20m (13'9") x 3.00m (9'10")
Master Bedroom	3.52m (11'7") x 3.30m (10'10")
Bedroom 2	3.10m (10'2") x 2.60m (8'6")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²) - 61m²

EPC Rating - D

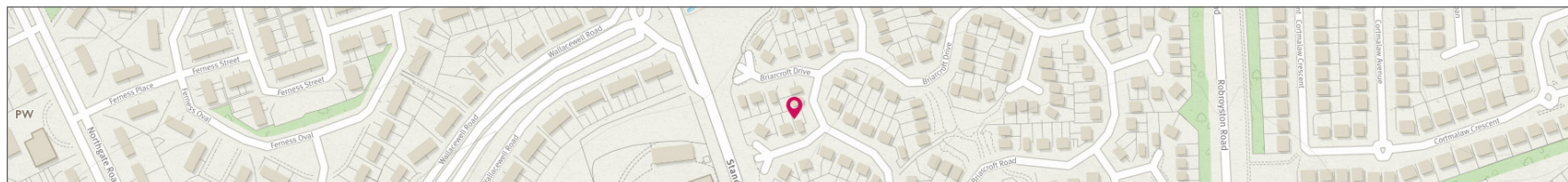


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Available



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