




McEwan Fraser Legal
Solicitors & Estate Agents
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103 Queensby Road
SPRINGHILL, GLASGOW, G69 6PS



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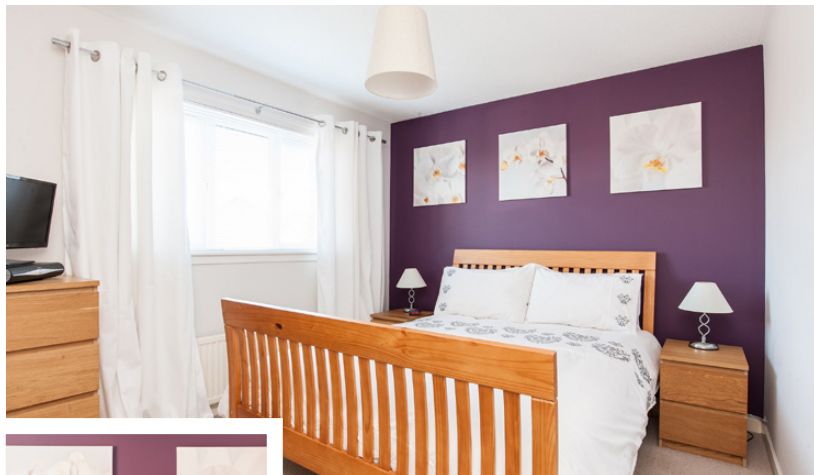
Locally, there is a good mix of local amenities including supermarkets, independent shops and restaurants, plus the nearby Glasgow Fort and Birkenshaw Retail Park each offer a superb mix of shops and entertainment. An impressive choice of schools nearby makes this a popular location for families. For the outdoor enthusiast, the beautiful Seven Lochs Wetland Park is within easy reach. Destined to be Scotland's largest urban nature park, visitors can enjoy 20 sq km of lochs, parks, nature reserves and woodlands and it's situated between Glasgow and Coatbridge. The closest of the lochs is Bishops Loch offering miles of walking and cycling routes to explore which makes this a perfect place to unwind from the stresses of city life. Golfers are spoilt for choice with five courses all within easy reach of the development including Calderbraes and Sandyhills. The area also benefits from exceptional transport links into Glasgow, Edinburgh and beyond. The M8, M73 and M74 motorways are within minutes of Springhill ensuring that Scotland's central belt is within easy commuting distance, plus the local railway station offers regular direct services into both Glasgow and Edinburgh. Frequent nearby bus services also offer direct access to both cities.

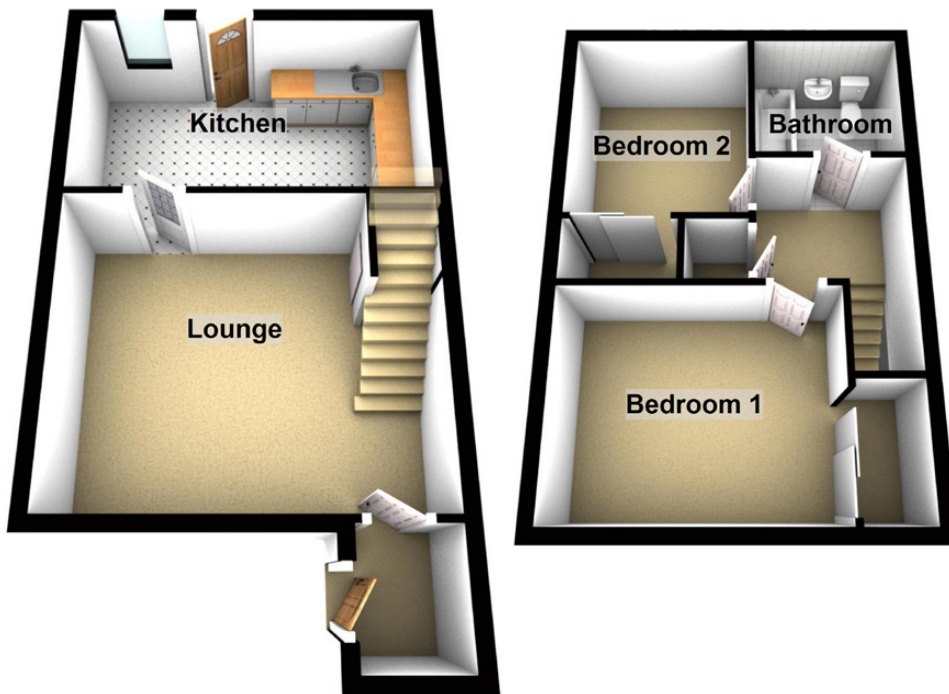
Part Exchange available! McEwan Fraser is delighted to give you the opportunity to purchase this superb two double bedroom mid-terraced house. The property is presented to the market in superb internal condition having been lovingly maintained by the current owner and enjoys a very



contemporary feel throughout. This deceptively spacious property would make an excellent starter home and really must be viewed to be fully appreciated.

You enter the property through a useful vestibule which opens into a superb reception room. The reception room is focused towards an ornate fireplace and comes with laminate flooring. There is plenty of space for a large corner sofa giving great entertaining space. The kitchen diner is to the rear of the reception and runs the width of the property. There is ample space for a dining table alongside a full range of wall mounted units which provide plenty of prep and storage space. The kitchen comes complete with gas hob, electric oven, extractor hood and space has been provided for a free standing fridge freezer, washing machine and slim-line dishwasher. A door from the kitchen leads to the rear garden which is partially laid to lawn and enjoys a south westerly aspect, perfect for enjoying the sun from early afternoon through to the evening. Upstairs, the house boasts two good sized double bedrooms both of which include built in wardrobes and have space for additional free standing furniture. Internal accommodation is completed by a superb fully tiled bathroom which enjoys its own natural light and comes complete with three piece white suite and shower over bath. The property also benefits from gas central heating and double glazing. Early viewing recommended!



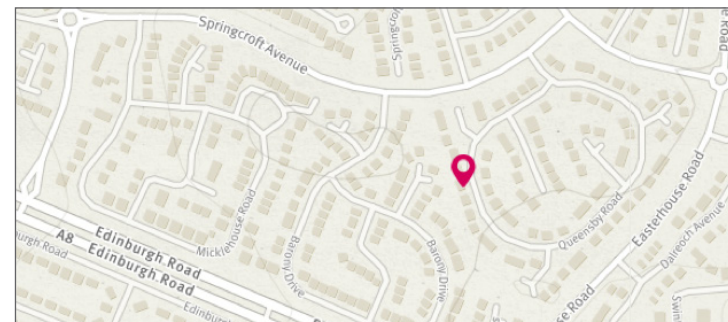


Approximate Dimensions
(Taken from the widest point)

Lounge	4.72m (15'6") x 3.99m (13'1")
Kitchen	4.72m (15'6") x 2.68m (8'10")
Bedroom 1	3.75m (12'4") x 2.98m (9'9")
Bedroom 2	2.82m (9'3") x 2.53m (8'4")
Bathroom	2.10m (6'11") x 1.88m (6'2")

Gross internal floor area (m²) - 65

EPC Rating - D



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Part
Exchange
Available



Text and description
MICHAEL McMULLAN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

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