



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

104 Harefield Drive

GLASGOW, G14 9AJ





## 104 HAREFIELD DRIVE



The popular area of Scotstounhill is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten minutes drive to the heart of Glasgow city centre. For those traveling 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 within easy reach making it a very popular place to call home.

Part Exchange available. We are delighted to bring to the market this excellent three bed lower cottage apartment, set in a popular family friendly street that's well known for its neighborly spirit. Some of the old fashion values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace. This great family home makes a perfect place to raise a family as it has loads of undeveloped potential still to be unlocked.

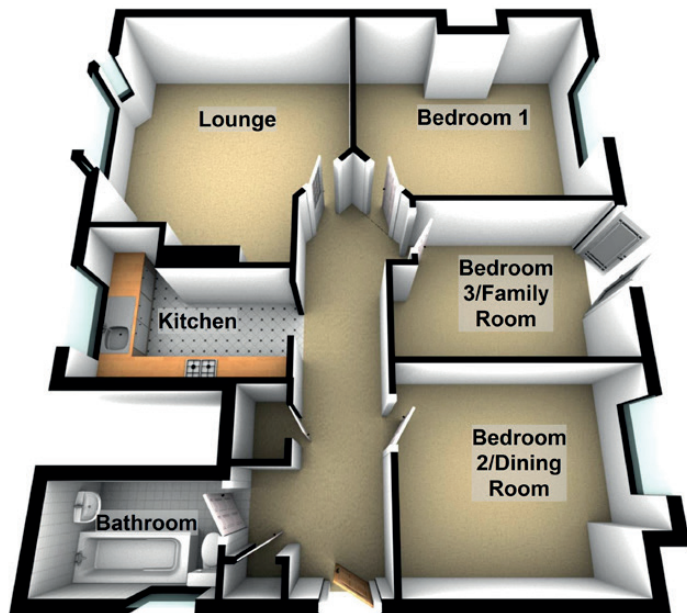
The accommodation has a bright and spacious lounge which owing to its shape would suit a range of furniture configurations. The kitchen is perfect for the home, finished in a lovely

range of light wood shaker style fitted units, with a gas hob, electric oven and ample space for the fridge freezer and dishwasher, making it a great space for the chef to serve up the family favorites. Appliances may be available by separate negotiation. The bathroom is bright and fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers. There are three good sized bedrooms in this lovely home, all with ample space for free-standing furniture.

The home is kept warm, comfortable and cozy via the double glazing and gas central heating which benefits from a brand new boiler fitted only a few months ago. The garden space is secure and child friendly and offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. This great home would make an ideal buy for first time buyers or even a great investment property for a 'smart' buy-to-let investor. Early viewing is strongly advised for this family property with bags of further potential that's just waiting for a new family to call it 'our home'.



# THE FLOOR PLAN

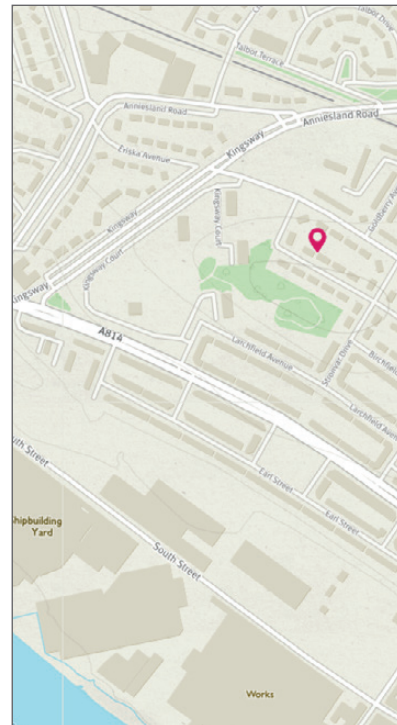


Approximate Dimensions  
(Taken from the widest point)

|                       |                               |
|-----------------------|-------------------------------|
| Lounge                | 4.18m (13'9") x 4.11m (13'6") |
| Kitchen               | 3.34m (11') x 2.05m (6'9")    |
| Bedroom 1             | 4.13m (13'7") x 3.26m (10'8") |
| Bedroom 2/Dining Room | 3.57m (11'8") x 3.07m (10'1") |
| Bedroom 3/Family Room | 3.35m (11') x 2.57m (8'5")    |
| Bathroom              | 2.45m (8') x 1.44m (4'9")     |

Gross internal floor area (m<sup>2</sup>) - 78m<sup>2</sup>

EPC Rating - D



**McEwan Fraser Legal**  
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Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Surveyor



Professional photography  
**CATHERINE MARKIE**  
Photographer



Layout graphics and design  
**REBECCA DALE**  
Senior Designer