





McEwan Fraser Legal

Solicitors & Estate Agents

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24 Ardmay Crescent

GLASGOW, G44 4PS

Glasgow

G44 4PS

The ever popular area of Kings Park provides a great place to live and commute from, with regular bus and rail links to the city centre, offering some of the best shopping centres in the entire UK.

There is quick and easy access to the main motorway networks within a few minutes, making it perfectly placed to access all areas of Glasgow and Central Scotland.

Education wise, there is a good range of schools offered within a short distance at both primary and secondary levels.







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Part Exchange available. We are delighted to offer to the market this excellent 3/4 bedroom upper cottage apartment, set in a great location and presented in good condition. The property is set in a quiet and well-established street with a great neighbourly spirit all around it - it is ideal for a young couple or small family. This area is always very popular, due in part to some of the traditional values preferred by families - the streets are quiet and everybody actually knows each other.

Accommodation comprises a bright and airy lounge with a fireplace and lots of natural light flooding the room. The dining room/ fourth bedroom is a very adaptable space and could even provide home office work space if required.

The kitchen is a perfect size for these cottage flats, with a good range of units, it's bright and fresh. There is a gas hob with an electric oven, with ample space for a freestanding washing machine, fridge and freezer (freestanding appliances may be available by separate negotiation)

To ensure the apartment is always pristine and clutter free, there is ample storage cupboard space throughout the apartment.

The tiled bathroom contains a white suite and a shower over the bath, ensuring there is always lots of instant hot water for long refreshing showers.

Given the clever use of space, there are a further two/three good sized bedrooms in this home, all have ample room for free standing furniture. The home is kept warm and comfortable via the double glazing and gas central heating.

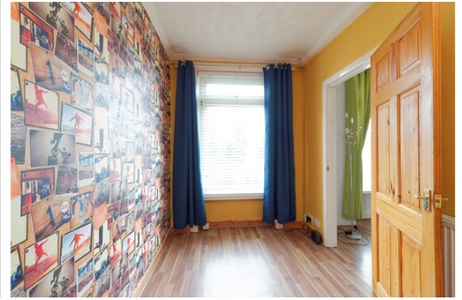
The property also benefits from rear garden space. Parking is on street.

This really is a lovely property as it is but it has lots of untapped potentials yet to be unlocked, for the interior designer out there, a little time and effort could easily transform this property into a truly stunning home for any family to enjoy.

Early viewing is advised for 'canny' buy-to-let investors looking for a perfect and easy investment or first-time-buyers looking for a great place to call home.







"... excellent 3/4 bedroom upper cottage apartment, set in a great location ..."



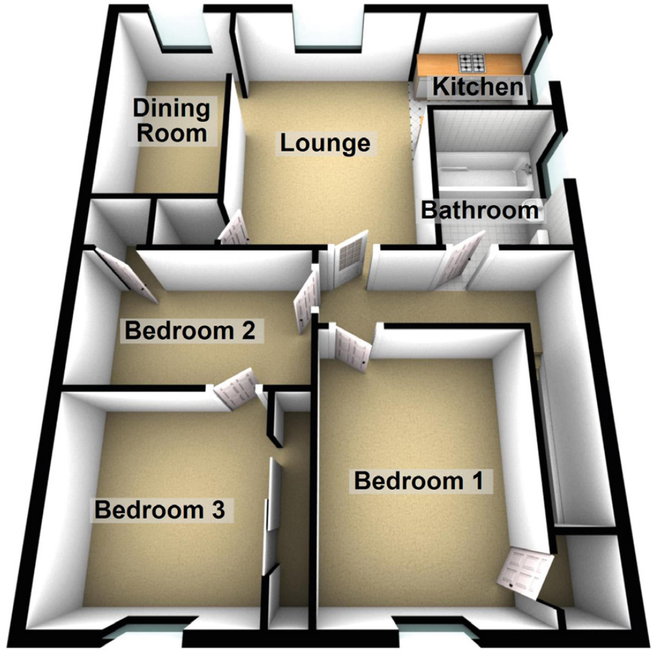






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Kitchen	2.00m (6'7") x 2.00m (6'7")
Dining Room	3.70m (12'2") x 2.00m (6'7")
Bedroom 1	3.93m (12'11") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 2.10m (6'11")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m^2): 70m^2 | EPC Rating: C

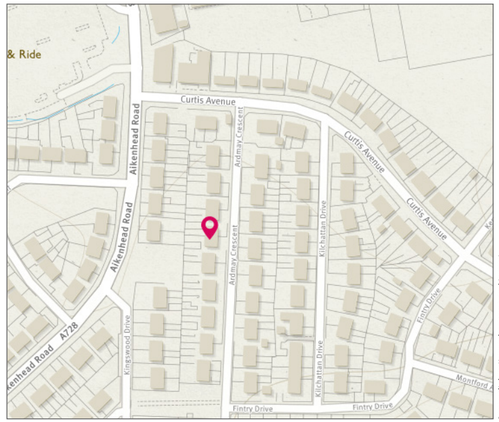


Image credit: https://www.ordnancesurvey.co.uk/os-maps/





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Part Exchange Available

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GOLD
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THE SUNDAY TIMES
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