

# 22 Ruskin Square

BISHOPBRIGGS, GLASGOW, G64 1QF



*A rare opportunity to acquire a fantastic family home,  
within the exceptionally popular area of Bishopbriggs*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to introduce to the market, this immediately impressive three-bedroom, Late-Victorian sandstone family villa. This is a rarely available type of property, given its spacious accommodation and lovingly intact Victorian features, dating to circa 1900. No 22 Ruskin Square, is a charming property, set within a quiet residential location of other fine period homes. The property offers the new owners the opportunity to enjoy a fully refurbished home, which has been upgraded to an excellent standard.

The property offers tremendous flexibility for any family to enjoy, and the substantial living accommodation is sure to impress the most discerning of buyers. The accommodation consists of a welcoming and generous hallway, giving the viewer just a hint of what's to come, and that the remainder of the property offers excellent proportions and quality.

## THE LOUNGE



The large lounge is of a size not seen in most of today's more modern builds. It has the hallmarks of a great room; spacious proportions, lots of natural light flooding in from the Bay window, original cornicing work, and tall skirtings. This beautiful space will cater for sumptuous designer furniture, which you'll easily be able to set out in any number of configurations.



# THE KITCHEN/DINER



The modern kitchen/diner is fitted with a lovely range of gloss white J-pull units and it makes a real 'hub' of the home. It features a gas hob along with an integrated oven and washing machine, with space for a freestanding fridge freezer. It's clear to see it has been thoughtfully designed with both style and functionality in mind.

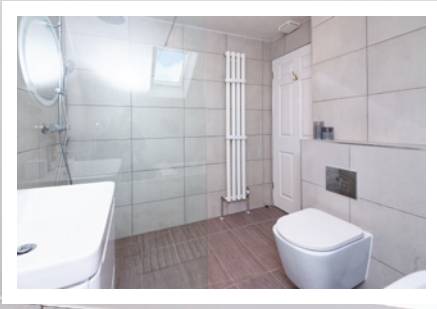






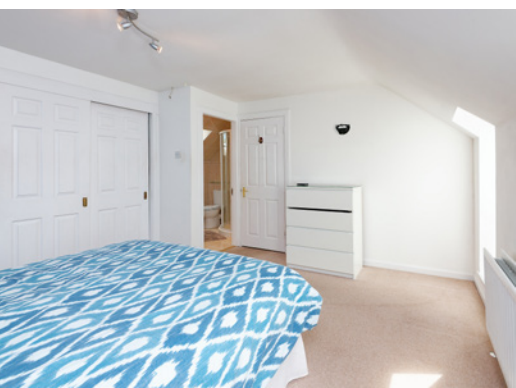
There are three spacious bedrooms in this unique home, all lovely and bright, with fitted storage and plenty of room for free-standing furniture. The master bedroom benefits from an ensuite shower room with an electric shower. The house is kept warm and comfortable via double glazing and gas central heating.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Low maintenance neat gardens frame the property beautifully and the mono-block keeps things easy. This home has enduring appeal as a secure, stylish, comfortable family home. It's sure to be popular and we believe early viewing is a must.

# EXTERNALS

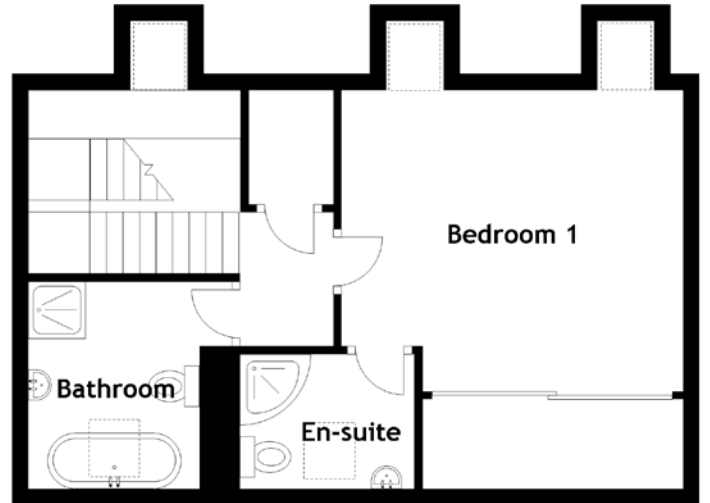
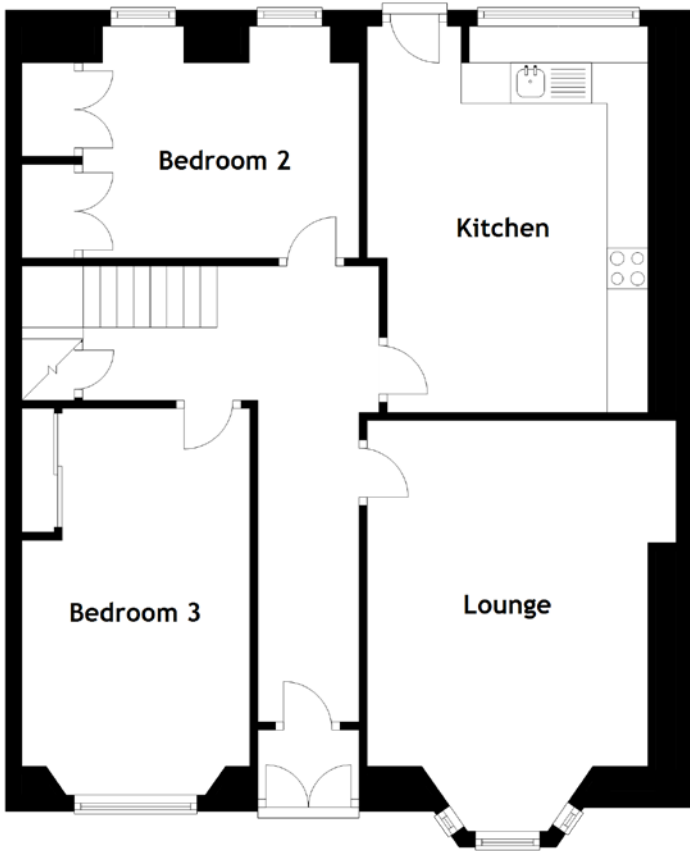








# FLOOR PLAN, DIMENSIONS & MAP

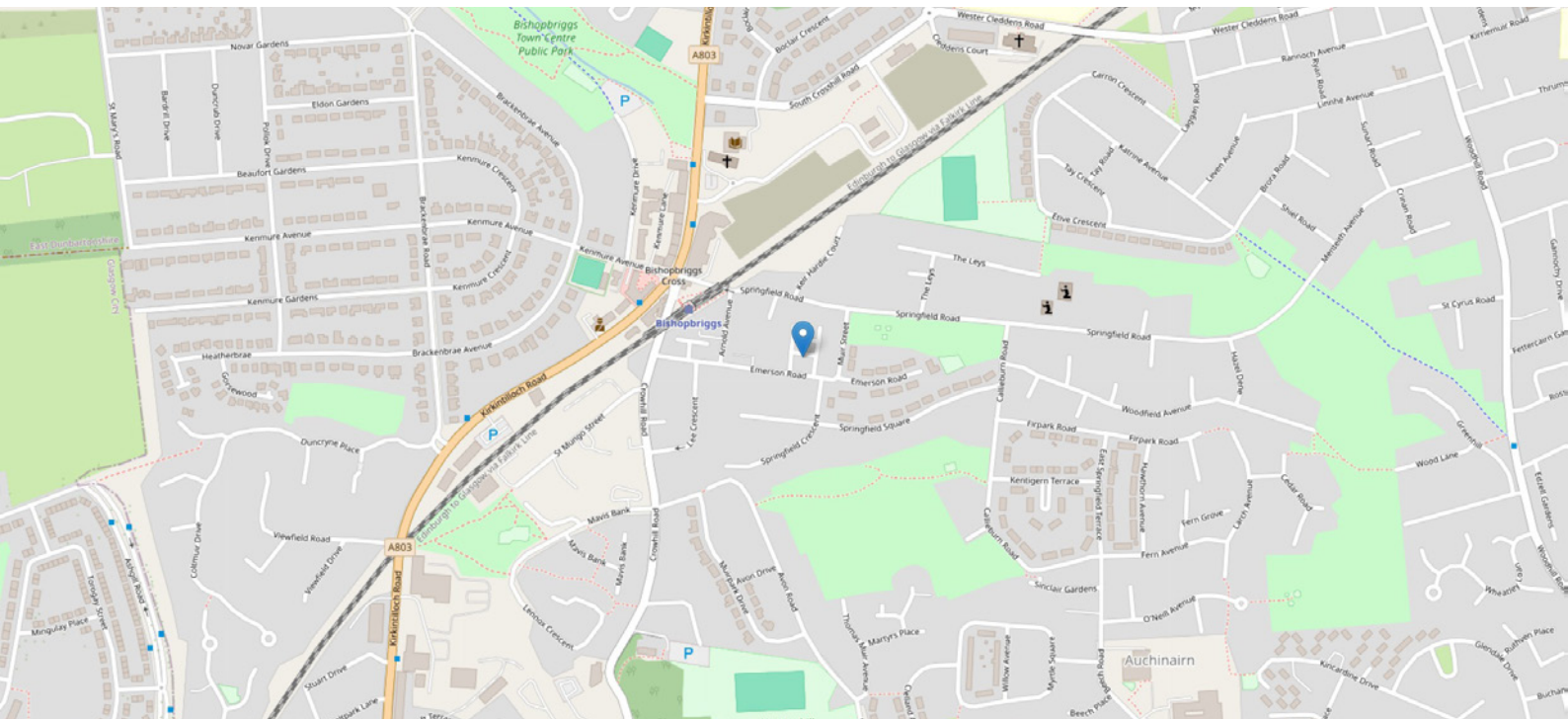


Approximate Dimensions (Taken from the widest point)

Lounge	4.25m (13'11") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 3.45m (11'4")
Bedroom 2	3.40m (11'2") x 2.40m (7'10")
Bedroom 3	4.75m (15'7") x 2.80m (9'2")

Bathroom	2.55m (8'4") x 2.35m (7'8")
Bedroom 1	4.20m (13'9") x 3.70m (12'2")
En-suite	2.15m (7'1") x 1.65m (5'5")

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Ruskin Square is a highly popular residential address within the catchment area for local Schools including Turnbull High School and Bishopbriggs Academy and is close to a range of local amenities. For the commuter, the house is within fair distance of Bishopbriggs Railway Station.







The property is positioned within a reasonable walking distance of a diverse range of shops and amenities in Bishopbriggs where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons and Asda stores. Recreational pursuits are varied including, health clubs/gyms and golf courses both public and private. Frequent public transport services provide rapid commuter access to the city centre. Schooling is available locally at the primary and secondary levels.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.