

# 82A Dormanside Road

POLLOK, GLASGOW, G53 5XX



*EXCELLENT STARTER HOME, TWO-BED MAIN-DOOR FLAT, GOOD CONDITION, GARDEN SPACE*



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We are delighted to bring to the market this two-bed ground floor flat, set in a popular family-friendly area known for its neighbourly spirit.

The property is accessed via a main door and has the added benefit of gardens to front and rear. It would make an ideal starter home for a young couple or for anyone seeking a home all on one-level.



The accommodation comprises a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The modern galley kitchen/diner is finished in a range of stylish fitted units, with a gas cooker with ample space for the free-standing fridge freezer and washing machine. The rear entrance porch offers an ideal space to double as a utility room if required.





There are two good-sized bedrooms in this lovely home, both have ample space for free-standing furniture. The home is kept warm and comfortable via double glazing and gas central heating.





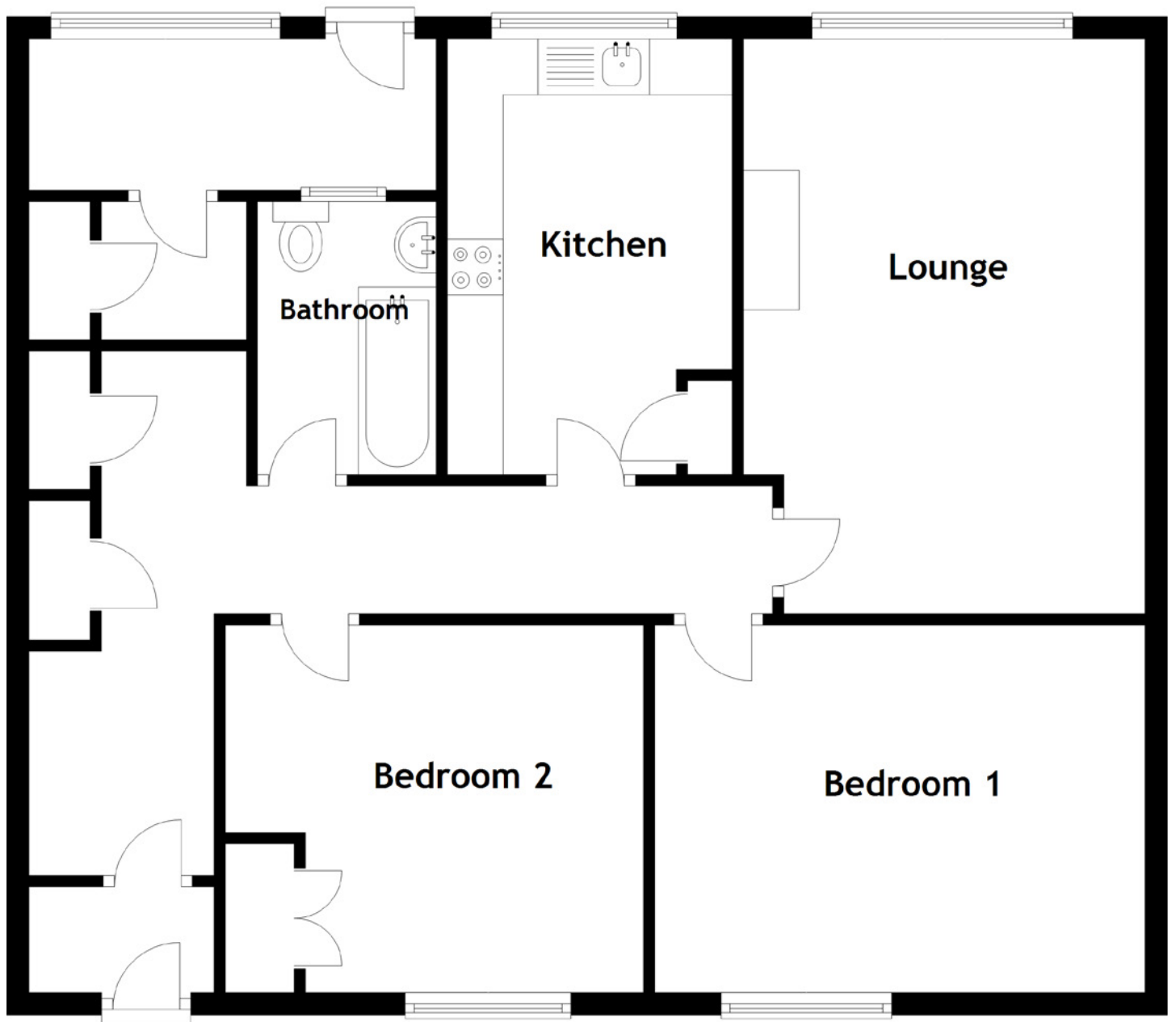
**Bedroom 2**





The family bathroom is bright and fresh, with a white toilet and sink, and an electric shower set within a large shower enclosure. The easy-clean wet-wall panels help ensure the bathroom is always kept fresh and spotless.





#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.15m (16'11") x 3.60m (11'10")
Kitchen	3.90m (12'10") x 2.55m (8'5")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	3.75m (12'4") x 3.40m (11'2")
Bathroom	2.45m (8') x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>

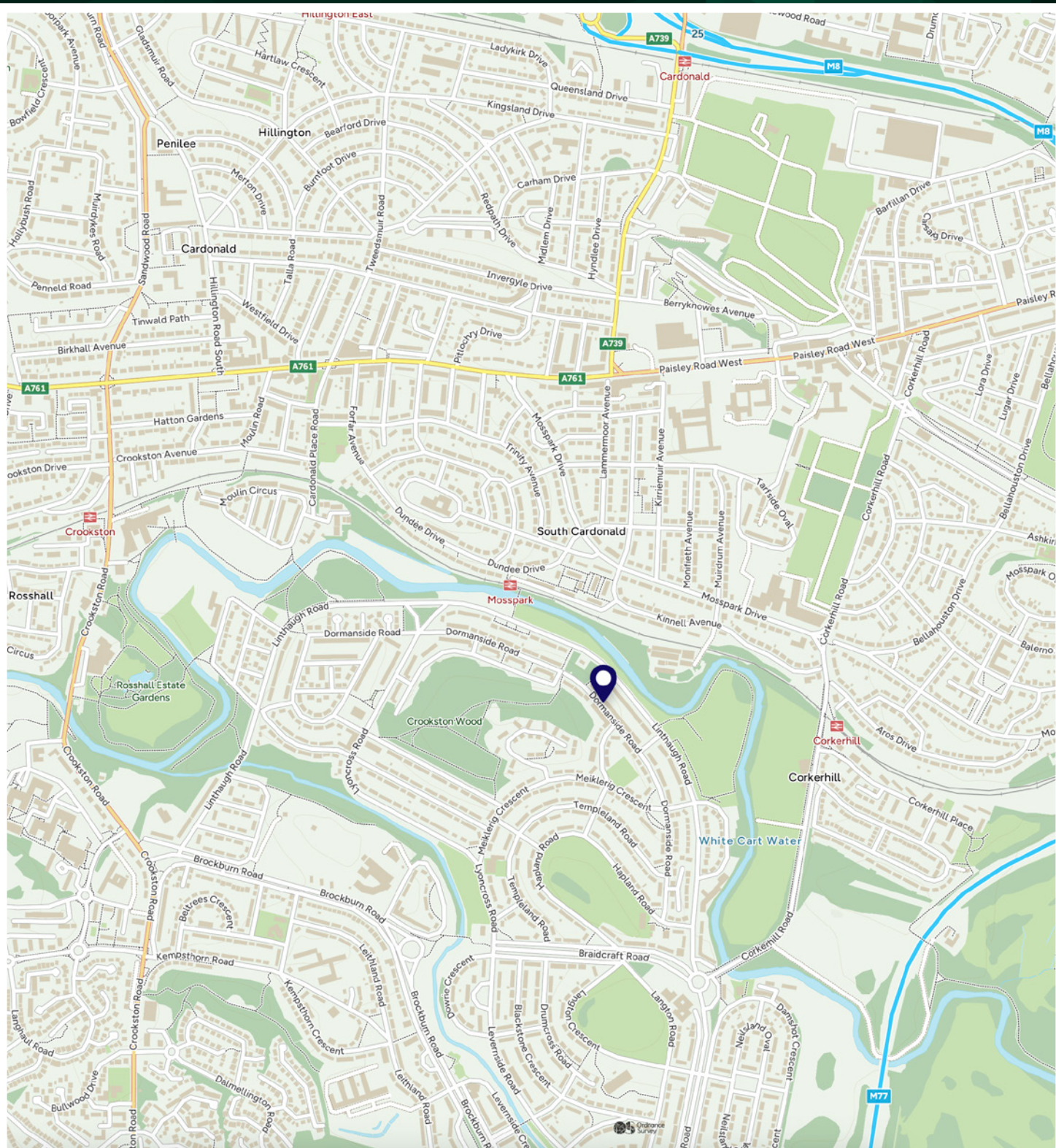
EPC Rating: C

The garden space is generous, on sunnier days it will offer a great place to relax and unwind. Parking is on-street.

This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is recommended to anyone seeking a great family home or solid investment property.







# McEwan Fraser Legal

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