



**FIELDING
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Maindoor Flat

52 Ashfield, Glasgow, G64 3DR

Offers Over £169,950







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Extensively improved throughout, viewing of this immaculately presented and stylish LOWER QUARTER VILLA will not disappoint. Situated within a small and exclusive development just off Kirkintilloch Road, the property is nearby a large Asda, the Kelvin Retail Park and Bishopbriggs Cross with a large Morrisons, additional shopping and public road and rail transport. Local schooling at both primary and secondary levels. Attractively decorated throughout, the property has been completed to a high standard and specification. Double glazed and PVC front door onto entrance hall, generously proportioned lounge with focal point fireplace and aspects to front over private garden, access to modern fitted kitchen with window and double glazed door onto rear garden. The preparation area comprises floor and wall mounted polished white veneer fronted units with limed oak veneer work tops, metro splash back and integrated oven, hob and hood, access from the lounge is a secondary hall with recessed storage cupboard and access to remaining apartments (replacement white veneer panelled doors), two bedrooms (each with built-in fitted wardrobes) and fabulous modern fitted shower room comprising three piece suite, full height tiling around walls and wet wall panelling to cubicle, tiled floor finish. The specification includes gas central heating and replacement PVC double glazing with an external mahogany wood veneer finish. Private gardens to front and rear. Resident and visitor parking nearby. • Lower Quarter Villa • Extensively improved • Generous lounge • 2 bedrooms • Modern fitted kitchen • Refitted shower room • Gas central heating/double glazing



Room Dimensions

Lounge	4.65 m x 3.63 m / 15'3" x 11'11"
Kitchen	3.18 m x 2.04 m / 10'5" x 6'8"
Bedroom 1	3.71 m x 3.02 m / 12'2" x 9'11"
Bedroom 2	3.02 m x 3.02 m / 9'11" x 9'11"
Inner Hall	1.74 m x 1.71 m / 5'9" x 5'7"

Entry

Insert Entry Info Here

Viewing

Tel: 0141 959 1674

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.



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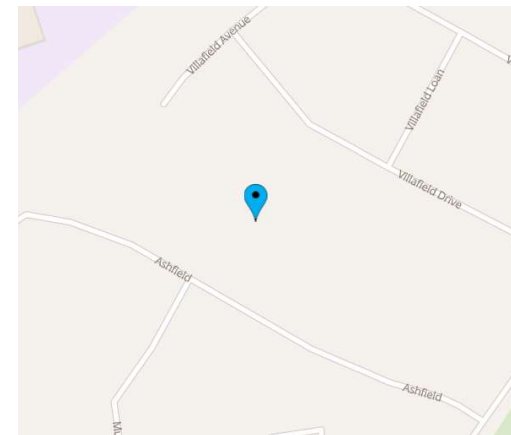
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1986 Great Western Road, Glasgow G13 2SW

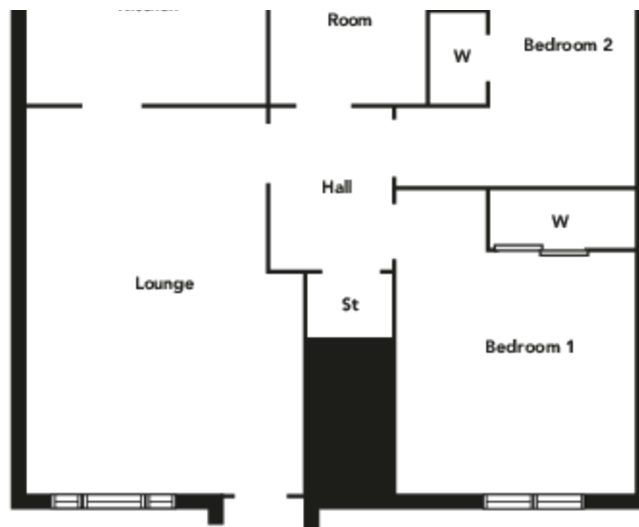






Travel Directions

Travelling north along Kirkintilloch Road from Bishopbriggs Cross, straight ahead at the traffic lights with Park Road on right, straight ahead at the next set of traffic lights at the junction with Hilton Road on left, left at the next set of traffic lights onto Villafield Drive follow the road round to the right and next left onto Ashfield and number 52 is on right set back from the road.



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