

9 National Crescent

GLASGOW, G43 1AX



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent three-bed mid-terraced, immaculately presented, a very popular area close to Silverburn



We are delighted to bring to the market this lovely three-bedroom mid-terraced home, set in a popular family-friendly area of Cowglen. This lovely property makes a perfect home for any young couple or small family as it is presented in immaculate condition, leaving the lucky new owners nothing to do except move in and start enjoying it.

THE LOUNGE



The accommodation comprises a spacious lounge which benefits from a fantastic Media wall. The bright room affords the owners plenty of space for various furniture layouts. The window floods the room with light and leads through beautifully to the kitchen/diner.

THE KITCHEN/DINER



The stunning kitchen is beautifully finished in a great range of white units, with an electric oven, gas hob, integrated fridge freezer, washing machine and dishwasher. It all helps to make it a great space for any chef to serve up a marvellous meal. The generous space allows excellent space for a family dining table and offers views of the rear garden space. Every home benefits from a downstairs WC and this home caters nicely with it being just off the kitchen/diner.





There are three good-sized bedrooms in this lovely home, all have ample space for free-standing furniture and the master has fantastic built-in wardrobes. The master bedroom benefits from a luxurious ensuite with easy-clean 'Wet Wall' panels, along with a standalone shower enclosure with a mains shower, ensuring an instant supply of hot water for long refreshing showers. The family bathroom is beautifully finished with a white suite and a mains shower over the bath.

THE BATHROOM



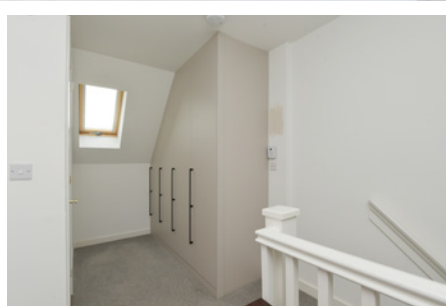
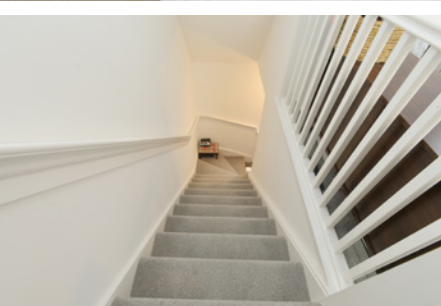
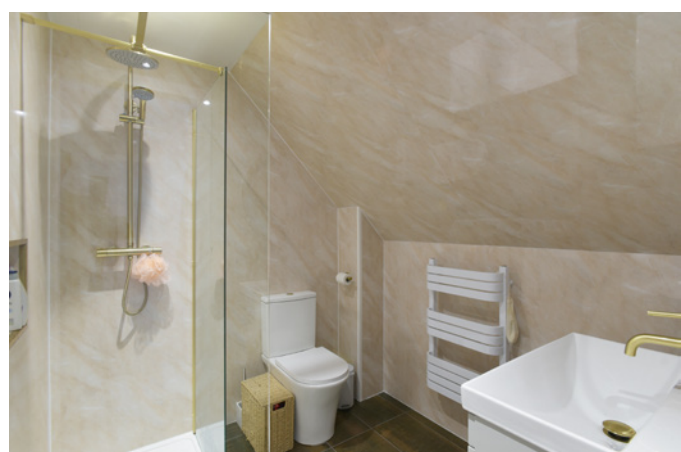
FIRST FLOOR BEDROOM 2



FIRST FLOOR BEDROOM 3



THE MASTER BEDROOM



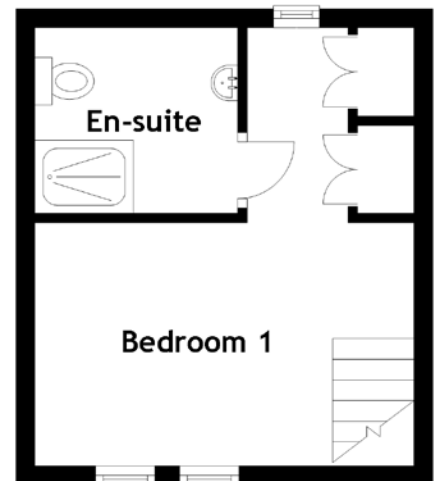
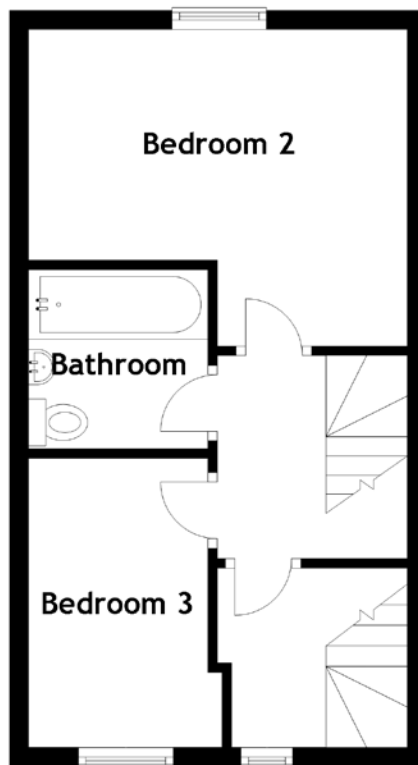
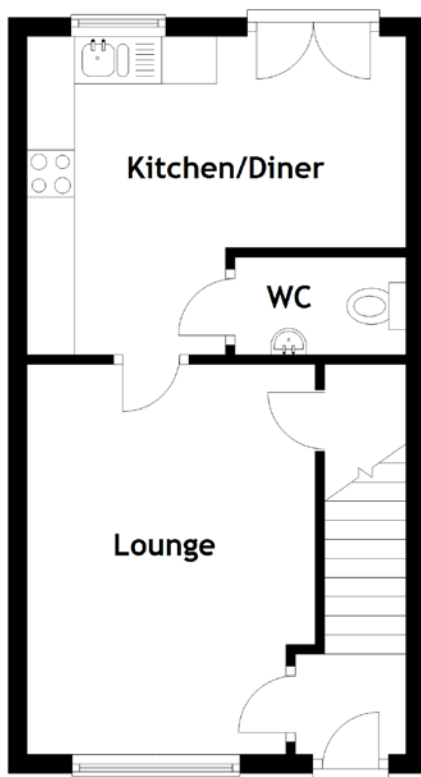
The home is kept warm and comfortable via double glazing and gas central heating. The garden space is low-maintenance, secure and child-friendly. Parking is off-street adjacent to the rear of the property.

This great home would make an ideal buy for any young couple, small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking an excellent family home in a very popular area, with all the hard work already done.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.13m (13'7") x 3.05m (10')
Kitchen/Diner	4.01m (13'2") x 3.37m (11'1")
WC	1.81m (5'11") x 1.03m (3'5")
Bathroom	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	4.63m (15'2") x 4.01m (13'2")

En-suite	2.14m (7') x 1.96m (6'5")
Bedroom 2	4.13m (13'7") x 3.31m (10'10")
Bedroom 3	3.06m (10'1") x 2.05m (6'9")

Gross internal floor area (m²): 82m²
EPC Rating: B

Buyer's Premium Value: £2700.00



THE LOCATION

National Crescent in Cowglen is a great place to live and commute from. Local shops, cafes and great food outlets are only a few minutes away while the excellent facilities offered by the nearby Silverburn shopping centre are ideal.





The area benefits from very regular public transport links, both by road and rail to the heart of the city in fifteen minutes or less. Glasgow International Airport is located only eight miles away and the motorway links mean all areas of central Scotland are easily attainable on a daily basis. For walks and cycle rides Pollok Country Park is only a few minutes away.



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