



## Maclean Place, Glasgow

Very Well Presented & Spacious Three Bedroom Semi Detached Family Home In Sought After Stewartfield Location | Spacious Open Plan Lounge/Dining Room With Views Over Front & Rear Gardens | Fresh Neutral Decor Throughout, Gas Central Heating & Double Glazing | Low Maintenance Private Enclosed Rear Garden & Multi Car Driveway | Great Location For Schooling, Commuting & Access To Amenities

Asking Price: £185,000 (Offers Over)

**KW SCOTIA**  
KELLERWILLIAMS

# Maclean Place, Glasgow

## DESCRIPTION

The property comprises a welcoming entrance hall, spacious open plan lounge/dining room with views over the front and rear gardens and access to the kitchen. The kitchen has been fitted to include a great range of floor and wall mounted units as well as integrated gas hob and oven. It also offers room for free standing appliances and access out to the enclosed rear gardens.

The upper level of the property offers three well proportioned bedrooms and the family bathroom. All three bedrooms feature neutral fitted carpets with Bedroom one benefitting from fitted mirrored wardrobes. The bathroom has been fitted to include a three piece white suite incorporating an overhead electric shower unit and glass screen with full height wall and floor tiling.

The property further benefits from gas central heating and double glazing throughout, private enclosed gardens and a multi car driveway to the side.

### Room Sizes:

Lounge/Dining Room - 6.75m x 4.25m (at widest points)

Kitchen - 2.75m x 2.45m

Bedroom 1 - 3.05m x 3.05m

Bedroom 2 - 3.35m x 3.05 (at widest points)

Bedroom 3 - 3.35m x 2.10m

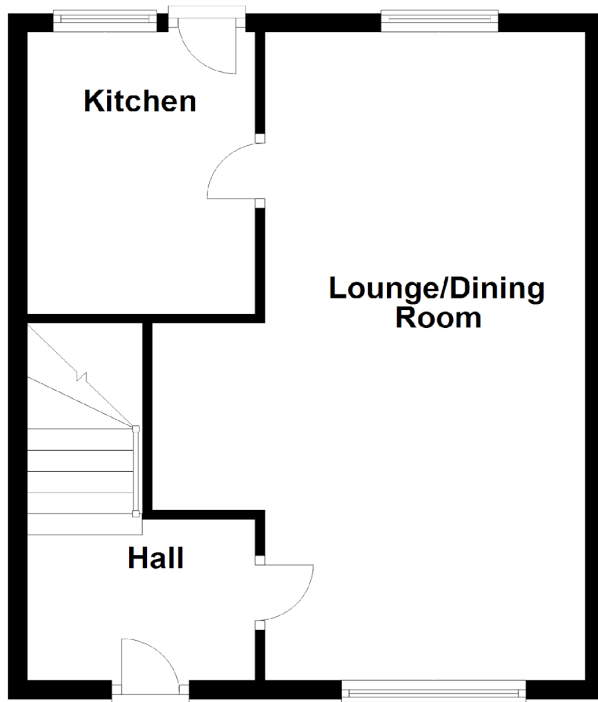
Bathroom - 2.05m x 1.90m

EPC Rating - C

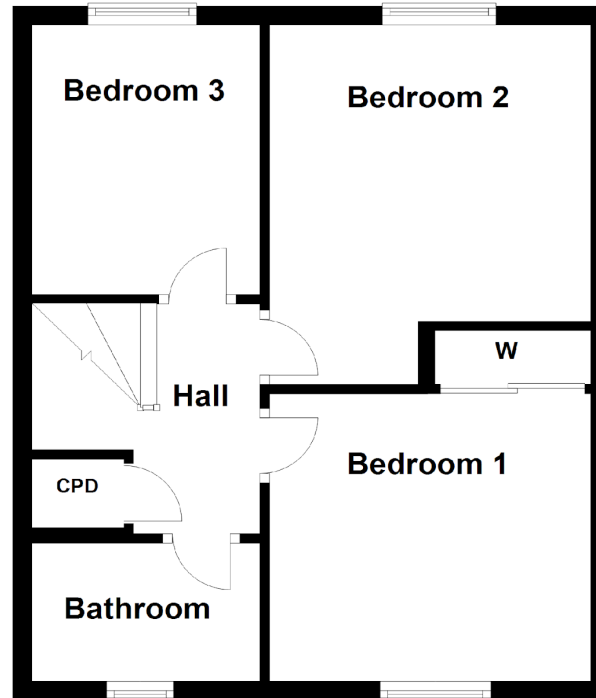




**Ground Floor**  
Approx. 40.0 sq. metres




**First Floor**  
Approx. 40.2 sq. metres



Total area: approx. 80.2 sq. metres  
**48 Maclean Place**

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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 **OPENING HOURS**

None