

# 22 Crossford Drive

SUMMERSTON, GLASGOW, G23 5JT



*EXCELLENT ONE-BED GROUND-FLOOR GARDEN  
APARTMENT, SET IN A QUIET LOCATION*



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We are delighted to bring to the market this excellent, one-bed ground-floor garden apartment, set in a popular area. The apartment is offered in good condition and would make a great place for first-time buyers to call home or equally, it would make a perfect Buy-to-Let investment property.

The accommodation has an entrance vestibule leading to bright and spacious lounge, which due to its shape would suit a range of furniture configurations. The galley kitchen is perfect for the apartment. It is finished in a range of fitted units with a cooker and ample space for a fridge freezer and washing machine, making it a very efficient workspace in which to prepare a meal. Appliances may be available by separate negotiation.









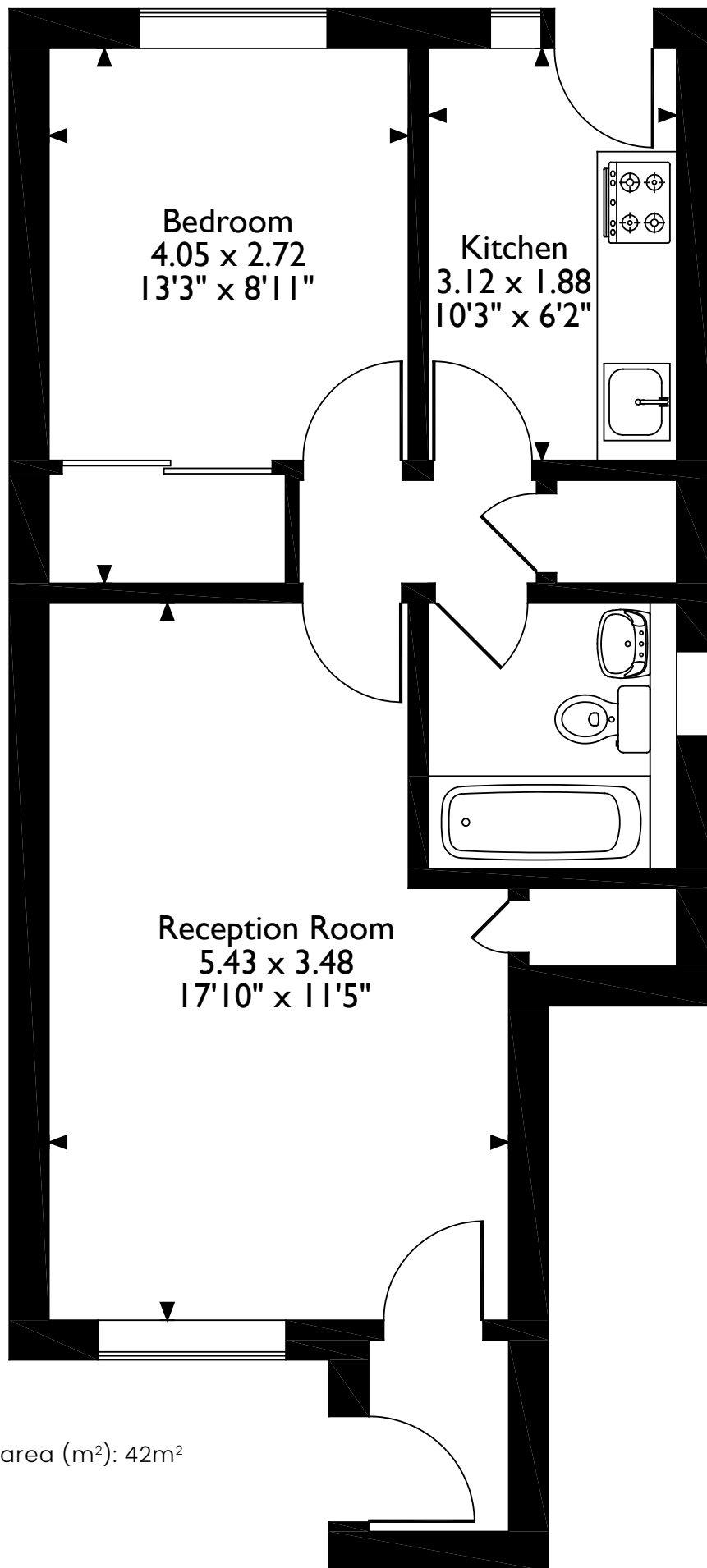




The double bedroom is a good size and benefits from a built-in mirrored wardrobe and ample space for free-standing furniture. The tiled bathroom is bright and fresh, finished in a white suite with a shower over the bath.







Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>

EPC Rating: C



The apartment is kept warm and comfortable with double glazing and gas central heating. There's ample storage space to keep the apartment tidy and clutter-free at all times, including a cupboard off the lounge. There is designated/ allocated parking at the rear of the property. The rear garden contains a shed and offers a great spot to relax on sunnier days. Early viewing is advised to anyone seeking a great value-for-money apartment, set within the popular area of Summerston with the benefit of a garden.







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Nestled in northwest Glasgow, Summerston is a sought-after residential area offering a perfect blend of city convenience and suburban tranquility. Known for its family-friendly atmosphere, excellent transport links, and green spaces, it's ideal for families, professionals, and first-time buyers. The area boasts great connectivity via Summerston train station, with direct services to Glasgow Queen Street in 15 minutes, frequent bus routes, and easy access to the M8 motorway.

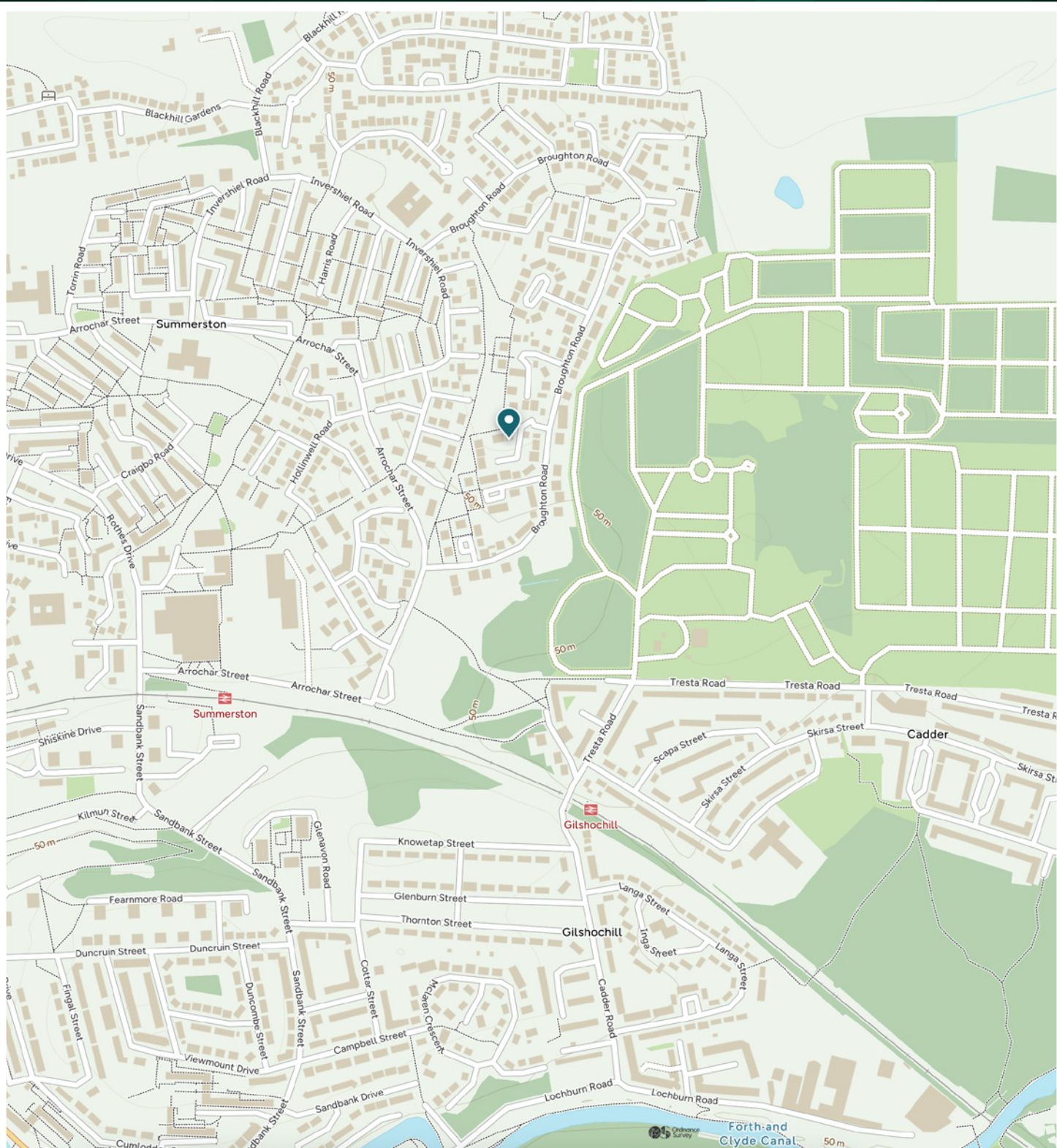
Local amenities include large supermarkets like Tesco and Asda, independent shops, and cafés, while Glasgow's West End is nearby for more extensive shopping and dining. Families benefit from highly regarded schools such as Summerston Primary and John Paul Academy. Outdoor enthusiasts enjoy proximity to the Kelvin Walkway, Dawsholm Park, and Mugdock Country Park, offering scenic trails and green spaces. Sports facilities like Glasgow Club Maryhill add to the area's appeal.

With its mix of modern and traditional homes, a strong community spirit, and a relaxed yet well-connected lifestyle, Summerston is a versatile and attractive place to live.

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## The Location





# McEwan Fraser Legal

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