

Two bedroom, first floor flat

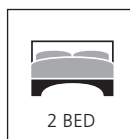
Early viewing recommended



9/1/2 Arklet Road
Govan, Glasgow, G51 3XR



Scan Here!



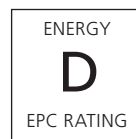
2 BED



1 BATH



ON STREET



ENERGY

D

EPC RATING



1-2, 9 Arklet Road

The property is located within the Drumoyne area of Glasgow, with easy access to the main thoroughfares, leading to the city centre of Glasgow and the surrounding districts.

There is also excellent access to the national motorway network, with the M8 a short drive away and the Clyde Tunnel offering direct access to the West End and links to Clydeside Expressway. There are local shops (including Asda) and doctors close to hand, which cater for day-to-day needs and Braehead shopping complex is only five minutes away. It offers an extensive range of high street retailers including Marks and Spencer and Boots, along with a wide variety of leisure pursuits, including Xscape

Activity Centre with ski runs and bowling alleys.

Glasgow has an international airport, which is located around eight miles south west of the city and is accessible by bus, rail and car. An extensive and improving range of services and facilities are available within the city centre.

We are delighted to offer for sale this two bedroom, first floor, flat situated within the hugely popular location of Drumoyne. The property is in need of modernisation throughout but would be a super acquisition for either a first time buyer, developer or Investor, given its superb spot, offering great commuting links as well as being within a

short stroll to all local amenities and schooling catchments.

Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality.

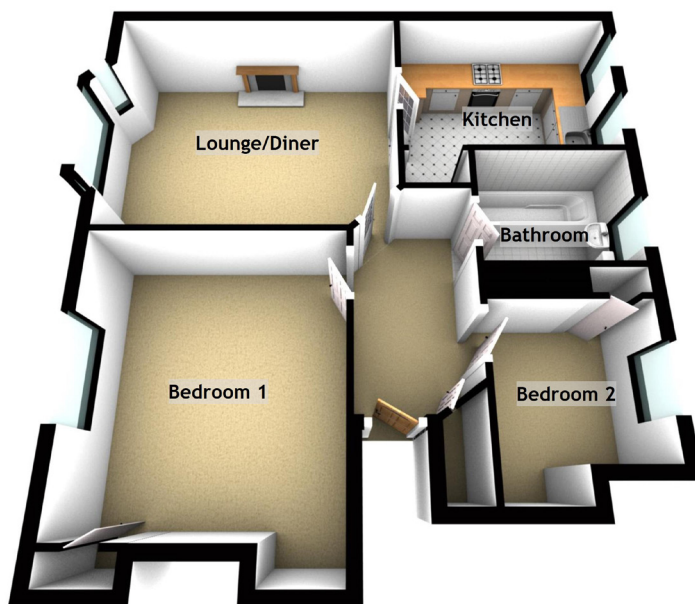
In more detail, the property comprises: a welcoming entrance hall with additional storage, Immediately impressive lounge, with a bay window to the front aspect, flooding the room with natural light and offering tremendous views over the surrounding area. The feature fireplace is the other key focal point of the room. The kitchen has been fitted to include a range of floor and

wall mounted units. It further benefits from gas cooker, cooker hood. There is also space for a washing machine, fridge/freezer, dishwasher and tumble dryer.

There are two, well proportioned, double bedrooms, all of which have space for additional freestanding furniture if required. The partly tiled bathroom, with an electric shower over the bath, completes the accommodation. The flat also benefits from both gas central heating and double-glazing throughout for additional comfort.

Additionally, the flat benefits from a shared drying green to the rear and on street parking.

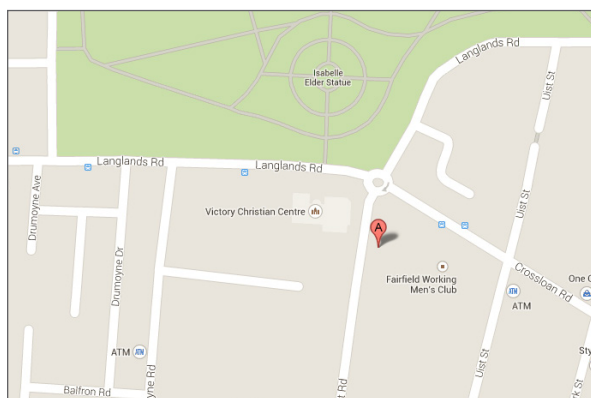




APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge/Diner	4.61m (15'1") x 3.73m (12'3")
Kitchen	3.31m (10'10") x 2.39m (7'10")
Bedroom 1	4.60m (15'1") x 3.65m (12')
Bedroom 2	3.63m (11'11") x 2.74m (9')
Bathroom	2.26m (7'5") x 1.80m (5'11")



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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