



McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

3/2 29 ARLINGTON STREET

GLASGOW // G3 6DT

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Arlington Street is set back off Woodlands Road adjacent to the ever popular Park District of Glasgow's West End. This quiet street is ideally located equidistant from Glasgow City Centre and the bustling West End and is perfectly placed for professionals, commuters, families and students alike.

Considered one of the friendliest cities in the UK Glasgow is a fantastic place to live. With trendy new bars, coffee shops, family friendly restaurants and upmarket eateries Woodlands really does have something for everyone. Explore the antiques shops nearby; wander further into the West End and stop off for an ice-cream at the famous University Cafe before heading along Byres Road to enjoy specialist shopping, wine bars and restaurants.

Glasgow University is close at hand and Strathclyde and Glasgow Caledonian Universities are only a short distance away. This thriving community offers access the best of Glasgow's student scene, by day explore the historic museums and parks; cycle or stroll along the canal and by night lap up some of Scotland's best live music and entertainment all just a stones throw away.

All public transport links including bus, rail and the underground are quickly and easily accessible as is the M8 Motorway network at Charing Cross and Glasgow Airport is approximately fifteen minutes by car.

Charing Cross itself boasts quality bars, galleries, shops and restaurants. A further short stroll leads to the Mitchell Library, Royal Concert Hall, Royal Conservatoire of Scotland and Scottish Opera at the Theatre Royal. Renowned for fantastic shopping Glasgow's International shopping hub at Buchanan Street including Buchanan Galleries and Princes Square is only a walk away.



GLASGOW WEST END // WOODLANDS ROAD // ASHTON LANE // WEST ON THE CORNER // HYDRO CLYDE // KELVINGROVE ART GALLERY























RARELY AVAILABLE SPACIOUS FOUR OR FIVE BEDROOM TRADITIONAL TOP FLOOR HMO FLAT WITH LARGE DINING KITCHEN, IDEALLY LOCATED CLOSE TO GLASGOW UNIVERSITY, GLASGOW CITY CENTRE AND THE WEST END

Part Exchange Available! McEwan Fraser Legal are delighted to offer to the market this rarely available spacious four or five bedroom traditional top floor HMO flat with large dining kitchen. Ideally located equidistant from Glasgow City Centre and the bustling West End the property is perfectly placed for professionals, commuters, families and students alike.

The generous welcoming hallway leads to all apartments, all four double bedrooms can accommodate a double bed, desk and additional free standing furniture. Two of the bedrooms are very generous with space for a sofa in addition to the other furniture listed. By far the largest room, the original living room lies to the front of the property and is currently used as a bedroom, a lovely space with huge potential the room is flooded with natural light from the large windows.

The generous dining kitchen is light and bright with white units and worktops and a contrasting tile splash back. There is an electric cooker, washing machine and under counter fridge. A part tiled shower room and two storage cupboards in the hall complete the accommodation on offer.

This impressive traditional blonde sandstone tenement flat is kept cosy and warm via double glazing and electric storage heaters. There is also a communal rear garden and secure door entrance system.

PERFECTLY PLACED FOR PROFESSIONALS, COMMUTERS, FAMILIES AND STUDENTS















...THE GENEROUS WELCOMING HALLWAY LEADS TO ALL APARTMENTS, ALL FOUR DOUBLE BEDROOMS CAN ACCOMMODATE A DOUBLE BED, DESK AND ADDITIONAL FREE STANDING FURNITURE...





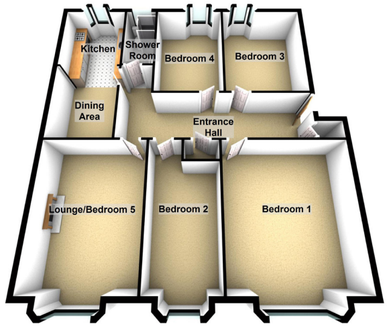






BEDROOMS & FAMILY SHOWER ROOM

SPECIFICATIONS & FLOOR PLAN/PROPERTY LOCATION

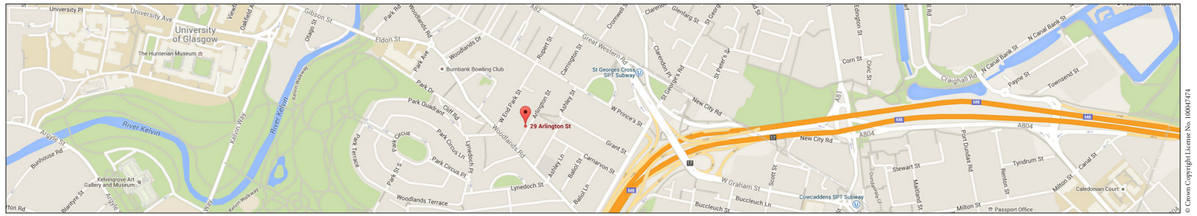


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen	2.68m (8'10") x 2.60m (8'6")
Lounge/Bedroom 5	5.40m (17'9") x 3.94m (12'11")
Dining Area	3.24m (10'7") x 2.60m (8'6")
Bedroom 1	5.42m (17'9") x 3.64m (11'11")
Bedroom 2	5.40m (17'9") x 2.65m (8'8")
Bedroom 3	4.15m (13'7") x 3.48m (11'5")
Bedroom 4	4.15m (13'7") x 2.84m (9'4")
Shower Room	2.81m (9'3") x 1.30m (4'3")

GROSS INTERNAL FLOOR AREA (m^2) - 130 m^2

EPC - F









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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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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. 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 brochure 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.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
EMMA DUFF
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer