



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**1/2, 62 Errol Gardens**

NEW GORBALS, GLASGOW, G5 0RS



# 1/2, 62 Errol Gardens

The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it is a mere ten minutes walk to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities all within easy reach, making it a very popular place to call home. Part Exchange is available.

We are delighted to offer to the market this stylish one bedroom city apartment, set in a great location and with the added benefit of being in very close proximity to the heart of the city.

Accommodation consists of a bright and airy open plan lounge/diner with large windows allowing lots of natural light to fill the room. Off the lounge, the balcony provides a great space to sit out on and relax with a glass of wine, after a hard day at the office. The lovely kitchen is finished in light wood units with a gas hob, and an electric oven. There is ample space for a washer dryer and free-standing fridge freezer. It is the perfect place for a chef to serve up a marvellous meal.

The kitchen further benefits from a handy breakfast bar which is perfect for busy work mornings where time is precious. To help ensure the apartment is always clutter free, there is a handy storage cupboard off the hallway.

The tiled bathroom is fresh and bright with a white suite and a mains shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers. The double bedroom is a good size and benefits from built-in mirrored wardrobes that help bounce the light around, there is ample space for free-standing furniture. The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system.

There is communal space to the rear and there is handy off-street residents parking to the front. This is a property that has been enjoyed by the current owner, given its great accommodation, elevated position and easy city living location.

Early viewing is strongly advised for Buy to Let investors or even first time buyers looking for a great apartment that's just right for today's faster paced lifestyle.



Local Park



“...the balcony provides a great space to sit out on and relax ...”



Approximate Dimensions  
(Taken from the widest point)

|                |                                |
|----------------|--------------------------------|
| Lounge         | 6.20m (20'4") x 3.90m (12'10") |
| Kitchen        | 3.30m (10'10") x 3.20m (10'6") |
| Master Bedroom | 3.60m (11'10") x 3.20m (10'6") |
| Bathroom       | 2.10m (6'11") x 2.00m (6'7")   |
| Balcony        | 2.10m (6'11") x 1.30m (4'3")   |

Gross internal floor area (m<sup>2</sup>) - 53m<sup>2</sup>

EPC Rating - C

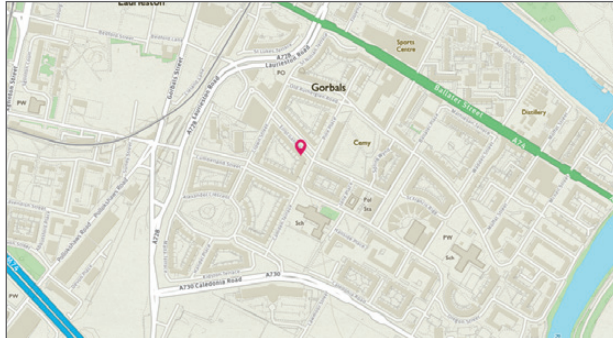
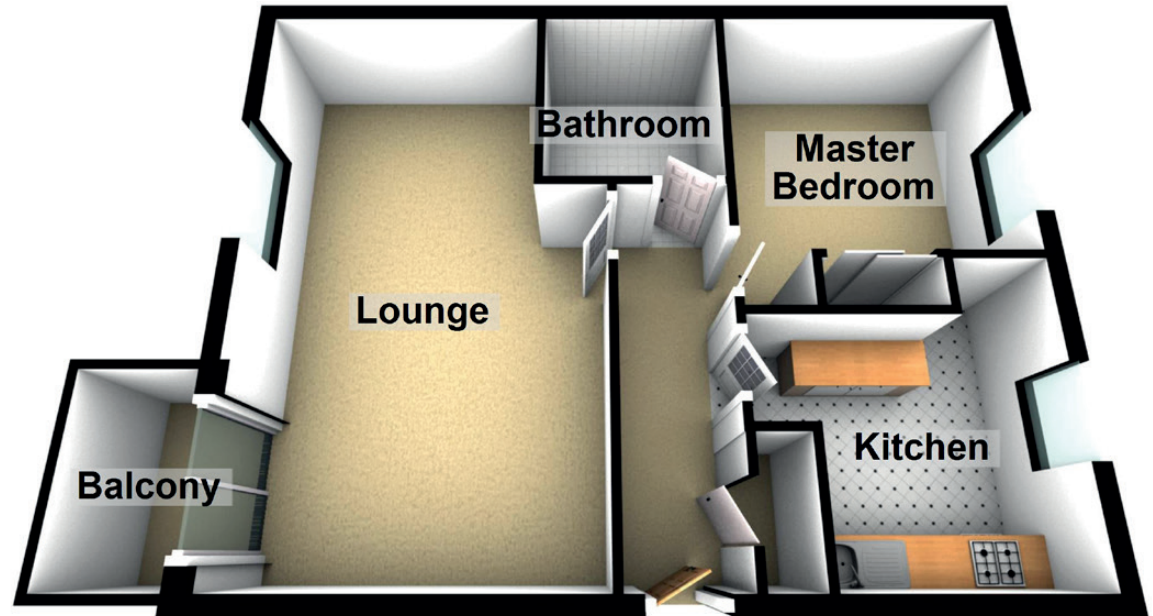


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Part  
Exchange  
Available

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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.



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