



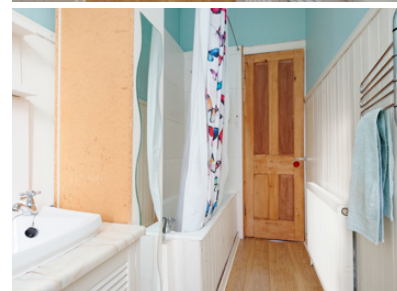
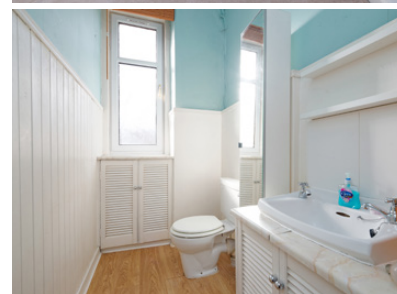

McEwan Fraser Legal
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132/2/2 Dixon Avenue

GLASGOW, G42 8EL



View from the property/nearby Crosshill Train Station



132/2/2 DIXON AVENUE

The property is positioned within walking distance of shops and amenities on Cathcart Road. Further afield, Victoria Road and Kilmarnock Road offer thriving coffee shops, restaurants and delicatessens. More extensive amenities are available at the Morrisons store at Newlands, the Marks and Spencer store at Queens Park or the Asda superstore at Toryglen. Recreational pursuits are varied, including Queens Park which

features nature walks and trails, the Glass House, all-weather football pitches and tennis courts and a fortnightly farmers market can be found. Schooling is available locally at both primary and secondary level. Frequent public transport services provide rapid commuter access to the city centre. The local railway station is within a short stroll.

Occupying a second floor position within this handsome sandstone building in this highly popular location is this very spacious one bedroom flat. The accommodation is presented to the market in good condition and offers interesting views. A wealth of period detailing has been retained, most noticeably cornice work and ceiling roses, which will appeal to the discerning buyer. This conveniently located flat must be viewed internally to appreciate the high standard of accommodation on offer.

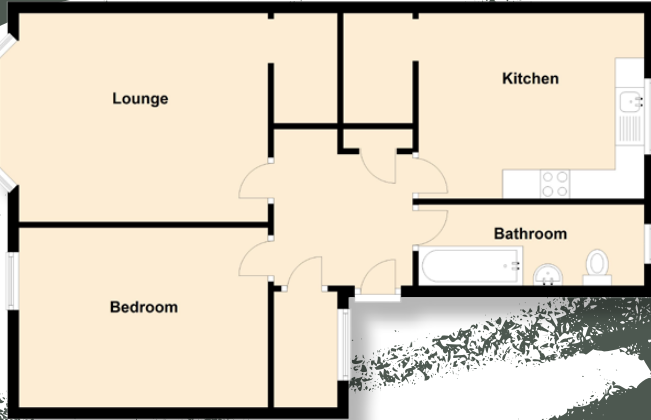
The flat has been designed to maximise the natural light available, creating a modern ambience. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and a high level of individuality. The property gives great potential for a buyer to make their own mark.

On entering the property, you walk into a spacious welcoming hallway with two large storage cupboards. The immediately impressive lounge has a bay window

to the front aspect offering excellent views over the surrounding area. The feature fireplace is the other key focal point of the room. The kitchen/diner has been well fitted to include a good range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from space for a free-standing cooker, washing machine and upright fridge/freezer. There is space in this room for a table and chairs and/or a comfy sofa for more informal entertaining with friends and family. The master bedroom is a spacious room and benefits from open views to the front and has ample space for additional free-standing furniture if required. The attractive bathroom suite, with an electric shower over the bath, completes the impressive accommodation. The flat also benefits from gas central heating, double glazing and a security entrance system for added comfort and convenience.

Externally, there are well-maintained communal grounds and a drying green. On-street parking is freely available in the immediate vicinity.

PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Bedroom	4.30m (14'1") x 3.10m (10'2")
Bathroom	4.00m (13'1") x 1.40m (4'7")

Gross internal floor area (m²) - 71m²

EPC Rating - C

Note - This style of this flat can be converted to a two bedroom layout.

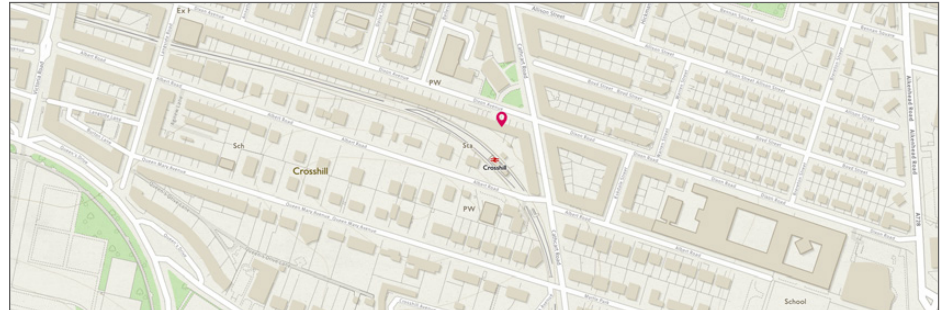


Image credit: <https://www.outlinecurry.co.uk/omaps/>


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