



Versatile and spacious three bedroom flat

Well placed for Glasgow's West-End popular area of Kelvindale

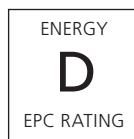


138/1/1 Dorchester Avenue

Kelvindale, Glasgow, G12 0EA



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Kelvindale - Glasgow

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 We are delighted to offer to the market this spacious and inviting three bedroom apartment benefiting from flexible accommodation and situated within the popular location of Kelvindale, close to the heart of the vibrant West End. Excellent motorway and Transport links are close at hand via Great Western road and the Clyde tunnel while Dawsholm Park is right around the corner. Public transport is very frequent and near at hand, making it only ten minutes away to the trendy bars and restaurants of the West End and Byres Road and only fifteen minutes to the city centre. A large range of shops are available at Anniesland such as Morrisons and Marks and Spencers, and also within Kelvindale itself. With good schools such as Kelvindale Primary and Clevedon High school close by, the property is ideally placed.





138/1/1
Dorchester Avenue

Part-Exchange available! McEwan Fraser is delighted to present this spacious and versatile flat to the market. The property is currently arranged as a two bedroom flat enjoying the benefit of a dining room. Due to the spacious nature of the main apartments, there are several different possible configurations which will allow you to customise the layout to meet your own individual needs and tastes. The property is presented to the market in very good internal order and gives great scope for you enjoying your new property while you decide how to impose your own taste and vision on the final finish.

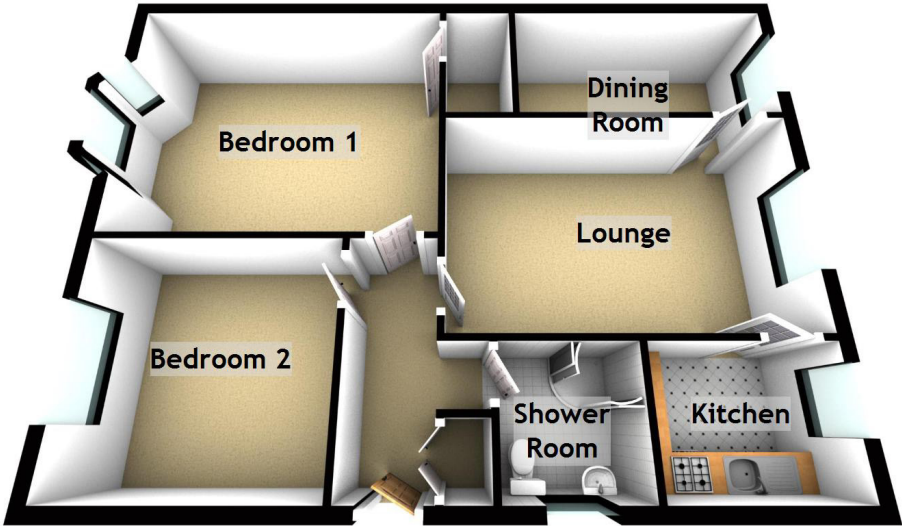
The spacious first floor flat has access to communal out door space to the rear. Internal accommodation comprises an entrance hallway with built-in storage, expansive master bedroom which could be used as a further public room, large additional double bedroom which could accommodate a variety of different furniture configurations, large reception room with a lovely contemporary finish which leads to a separate kitchen and separate dining room. The kitchen contains a range of base and wall mounted units which make it a wonderfully functional space. Internal accommodation is completed by a contemporary shower room. The property further benefits from gas central heating and double glazing through out.

This a must see property for those that value space. Whether you are a first time buyer, family or 'canny' buy to let investor this flat offers you wonderful options going forward.





Ground Floor



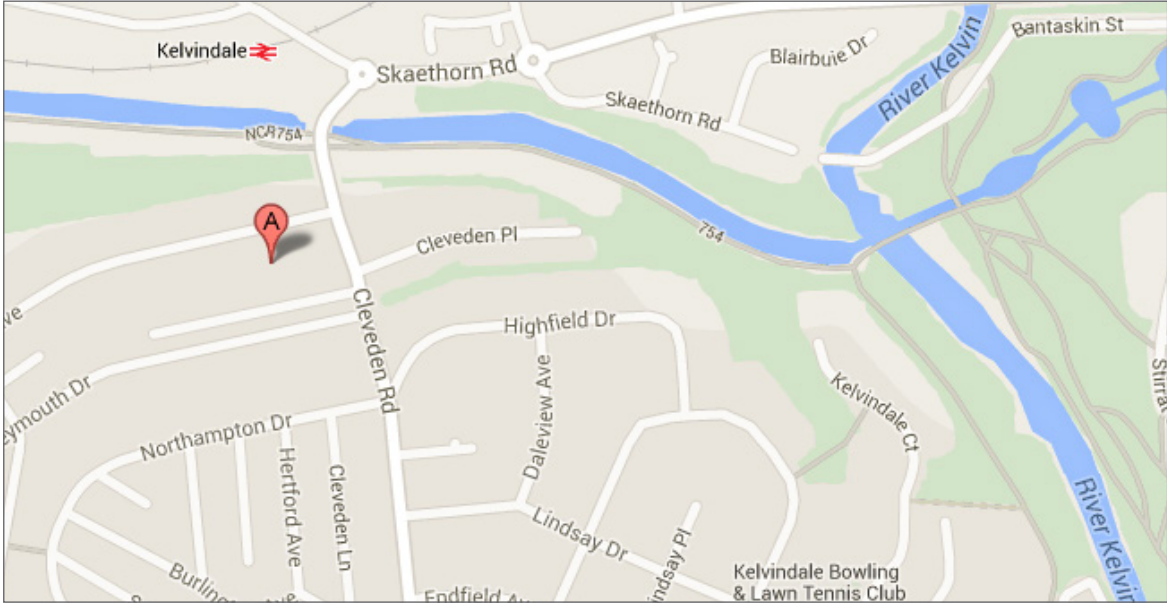
Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.67m (15'4") x 3.22m (10'7")	Bedroom 1	5.23m (17'2") x 3.79m (12'5")
Kitchen	2.43m (8') x 1.82m (6')	Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Dining Room	3.90m (12'10") x 1.93m (6'4")	Shower Room	1.83m (6') x 1.80m (5'11")

Extras (Included in the sale)

Fitted floors, curtains and poles, light fittings, two large wardrobes in bedrooms.





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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 properties 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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