




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

5/1, 751 Garscube Road

MARYHILL, GLASGOW, G20 7JU

5-1 751 GARSCUBE ROAD

We are delighted to offer for sale this two bedroom, top floor flat. This property offers prime position for easy access to the city centre by the frequent bus service as well as Kelvin Bridge and St Georges Cross Subway Station's which are a short walk away. The M8 motorway is close by offering access to all the other major motorway networks. Making this a great and easy location to commute into and beyond the centre of Glasgow.

Part Exchange available. The well-proportioned top floor flat is in walk-in condition and has been tastefully decorated throughout. The property benefits from being flooded with natural light and, as one would expect, the room dimensions are very generous.

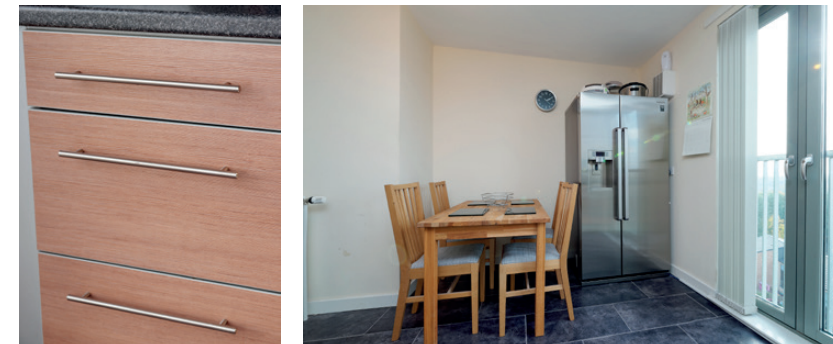
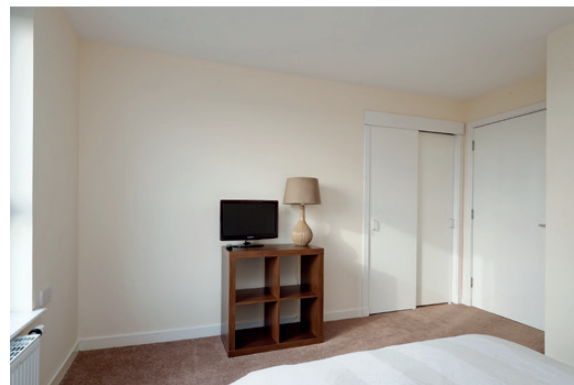
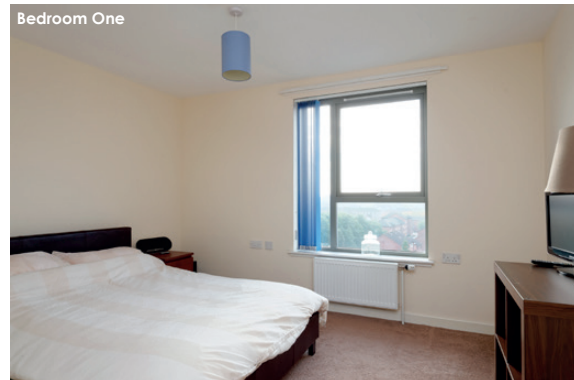
On entering the property, you will walk into the welcoming hallway, which provides access to all rooms and benefits from a deep useful storage cupboard. The immediately impressive lounge has large windows to the front aspect, which floods the room with natural light.

The kitchen has been fitted to include a good range of floor to wall mounted units. It further benefits from gas hob, cooker hood and Electric oven. There is ample space for a dining table as well as space for washing machine, tumble dryer and fridge freezer making this the ideal kitchen for the aspiring chef.

The two well-appointed double bedrooms are bright and neutrally decorated with ample space for free standing furniture as well as benefiting from built in storage. A partly tiled family bathroom suite with shower from mains over bath, w/c, wash hand basin and towel rail completes the property internally

The flat also benefits from solar power heating as well as additional booster to make sure this property is always kept cozy and warm throughout, double-glazing, secure video entry system and lift to access all floors.

An allocated parking space comes with the property as well as on-street parking.



PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.40m (11'2")
Kitchen	4.00m (13'1") x 3.50m (11'6")
Bedroom 1	3.80m (12'4") x 3.80m (12'4")
Bedroom 2	4.10m (13'5") x 3.70m (12'2")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²) - 68m²

EPC Rating - C

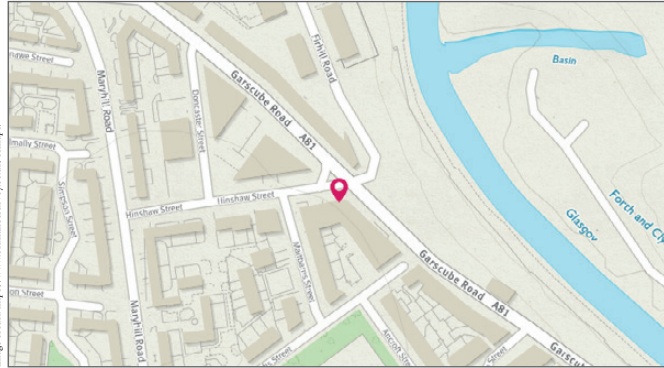
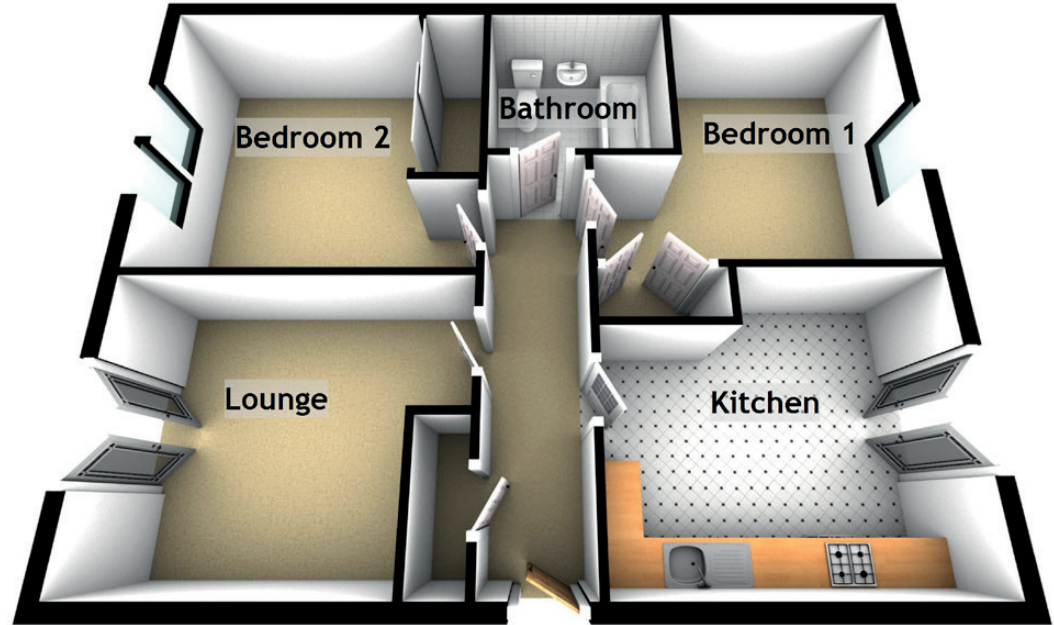


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Part
Exchange
Available



Text and description
GRAEME NIMMO
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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