




McEwan Fraser Legal

Solicitors & Estate Agents

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NORTH KELVINSIDE, GLASGOW, G20 6RW



1/2 27 WILTON DRIVE



Papercup, Glasgow Westend Botanic, Kelvingrove Art Gallery, The SSE Hydro, Byres Road, Glasgow Golf Club & Maryhill Lock



Situated in North Kelvinside, this is a flat in a highly desirable West End location and is just a short distance from a fine selection of amenities on Great Western Road and Byres Road, together with the wonderful, nearby Botanic Gardens. The property is also close to Kelvinbridge underground.

We are delighted to offer for sale this two bedroom, first floor tenement flat, situated in a fantastic spot within the heart of North Kelvinside. This property would be a super acquisition for numerous buyers, given its superb spot, offering great commuting links as well as being within a very short stroll to the underground train station and schooling catchments. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality.

The property requires a complete level of redecoration, modernisation and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat to their own taste and style and add immediate value. Once completed, the property will offer well-proportioned room sizes with an abundance of living space, making this a super acquisition for either a first-time buyer, investor or a DIY enthusiast.



In more detail, the property comprises; a welcoming entrance hall. Immediately impressive lounge/diner with twin picture windows to the front aspect and a feature fireplace. There is room in this zone for a dining table and chairs for more formal dining and gatherings with friends and family. The kitchen is fitted with a range floor and wall units and benefits from an integrated oven, hob and extractor hood. There is space for a washing machine and an upright fridge/freezer.

There are two, traditionally-proportioned bedrooms, both allowing the flexibility and space for additional free standing furniture if required. The master bedroom benefits from a storage cupboard. The bathroom, with an electric shower over the bath, completes the accommodation.

The flat also benefits from gas central heating to radiators and a security entrance system is also fitted for further peace of mind.

Externally, the flat benefits from a share of the rear garden. This is a great addition for buyers with a young family or for those who enjoy outdoor living. On-street parking is available in the immediate vicinity.



BEDROOMS AND BATHROOM

PROPERTY SPECIFICATIONS



NEAR CAFE'S
& RESTAURANTS



NEAR UNIVERSITY



NEAR BARS



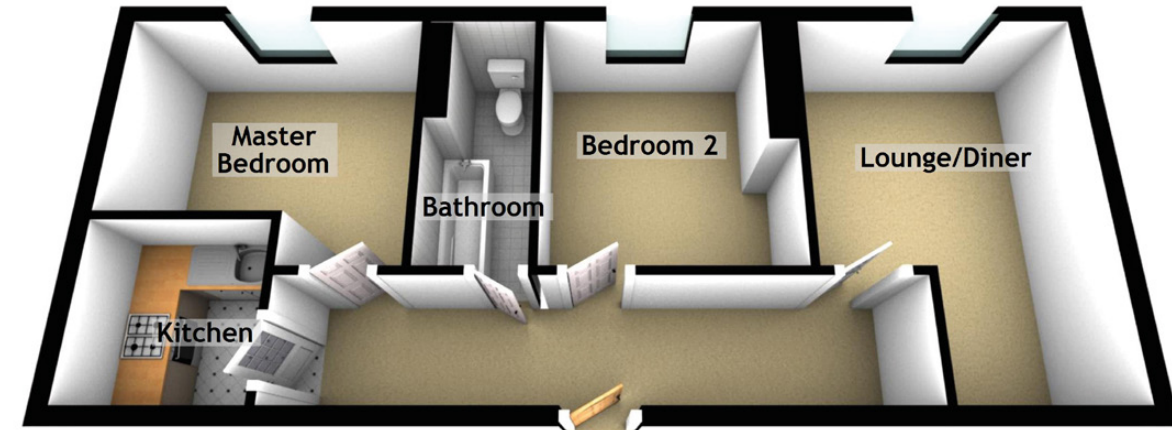
BUS LINKS



RAIL LINKS



SECURITY
ENTRANCE



Approximate Dimensions (Taken from the widest point)

Lounge/Diner
Kitchen
Master Bedroom
Bedroom 2
Bathroom

4.30m (14'1"") x 3.10m (10'2"")
1.90m (6'3"") x 1.90m (6'3"")
3.00m (9'10"") x 2.90m (9'6"")
2.90m (9'6"") x 2.80m (9'2"")
2.90m (9'6"") x 1.20m (3'11"")

Gross internal floor area (m²)

61m²

EPC Rating

C

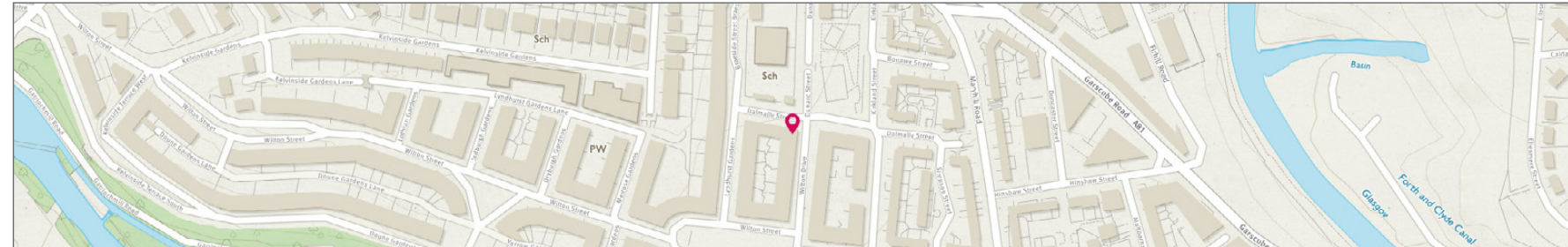


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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form 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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