




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

Flat 1/1 31 Coplaw Street

GLASGOW, G42 7JE

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The property is situated within an impressive former army drill hall in a highly regarded district to the south of Glasgow city centre. It is conveniently placed for access to a host of local amenities including schools, shops, bars, restaurants, Queens Park and multiple modes of public transport, including Pollokshields East train station. A wider range of amenities lie within 30 minutes walk to

Shawlands or Glasgow city centre. In addition to this, there are excellent road links close by giving access to the central belt motorway network.

McEwan Fraser is delighted to present this fantastic two double bedroom traditional conversion to the market. The property enjoys prime position within a striking blonde sandstone building which was

formerly the headquarters building and drill hall for the 7th Battalion Cameronians (Scottish Rifles) and boasts a 'C' listed facade.

Internally, the property is presented in very good order offering an excellent blend of period character and modern styling with high ceilings and sash double glazing throughout. The accommodation

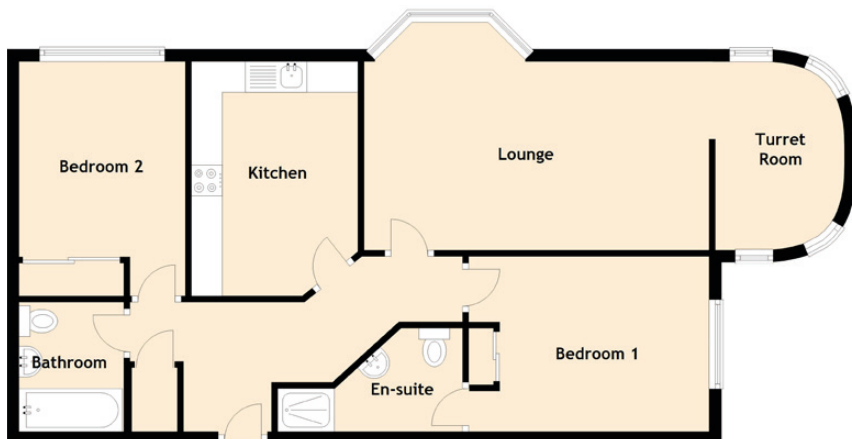
is focused towards a large dual aspect reception room which includes a splendid original turret which can happily accommodate a home office. The lounge also boasts an expansive bay window with built-in bench window seat allowing great natural light levels and plenty of floor space for a large sofa, dining table and storage furniture. A generous kitchen sits adjacent to the lounge with

an excellent range of base and wall mounted units which offer plenty of prep and storage space. The gas hob, electric oven and fridge freezer are all integrated.

Further accommodation includes a generous master bedroom with integrated wardrobe and en-suite shower room; second double bedroom also

with integrated wardrobe; and a master bathroom with a three-piece white suite and shower over bath.

Finally, the property also comes with gas central heating and off street parking to the rear. Early viewing highly recommended.

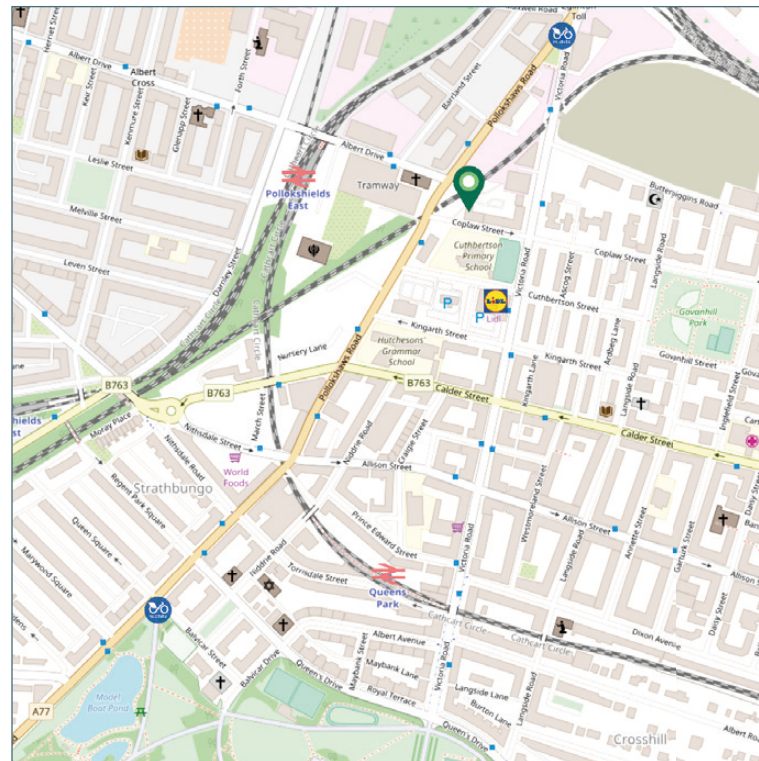


Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 2.70m (8'10")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Turret Room	2.60m (8'6") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 1.70m (5'7")
En-suite	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²): 73m²

EPC Rating: C



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

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Text and description
MICHAEL MCMULLAN
Surveyor

Professional photography
CRAIG DEMPSTER
Photographer

Layout graphics and design
ALAN SUTHERLAND
Designer