




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

3/3, 46 Allison Street
STRATHBUNGO EAST, GLASGOW, G42 8NL

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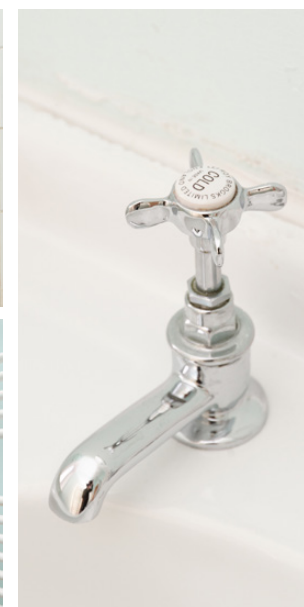
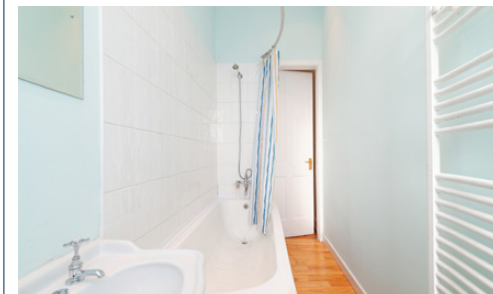
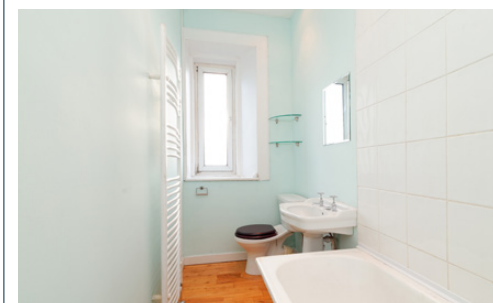
Flat 3/3 46 Allison Street is positioned within walking distance of shops and amenities upon Pollokshaws Road, Victoria Road or indeed in central Shawlands, where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer's store at Queens Park, the Morrison's store at Crossmyloof or the Silverburn Shopping Centre at Pollok, a short drive to the West.

Queen's Park itself is a beautiful Sir Robert Paxton creation, which offers something for everyone, from manicured lawns, sport and recreational facilities, boating pond, glasshouse and extensive views across the city towards the Campsie Fells and Ben Lomond. Frequent public transport services (bus and rail - within a short stroll) provide commuter access to the city centre. Part Exchange available.

We are delighted to bring to the market this period one bedroom apartment, set in one of Glasgow's most popular residential areas, Strathbungo East near Queens Park. The room dimensions of this lovely property are a timeless reminder of an earlier era when property was built to a size and standard of excellence, rather than a budget. The beautiful high ceilings, large windows and spacious room dimensions allow natural light to flood the rooms, just enjoying the open space gives the occupant a real sense of peace and relaxation.

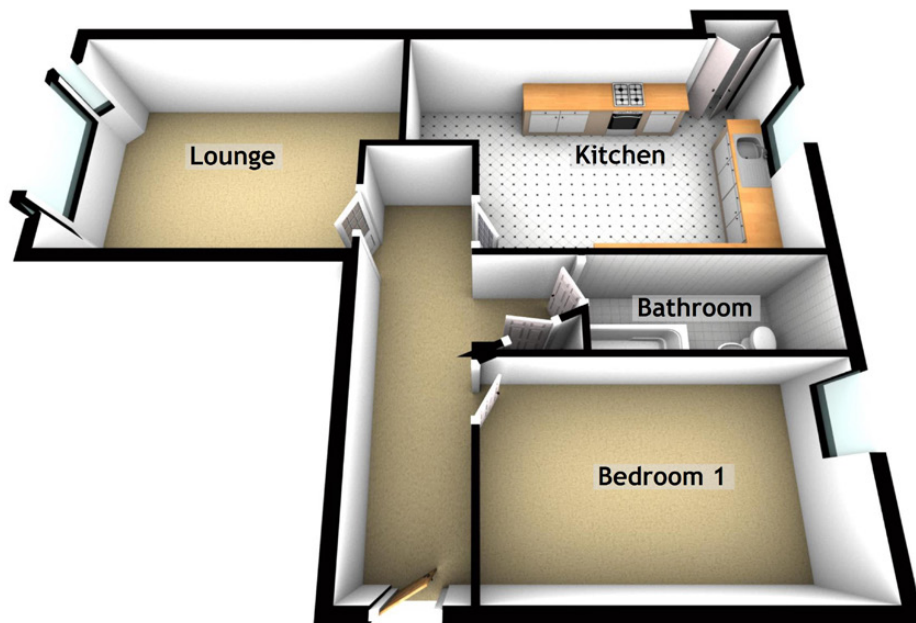
Accommodation comprises: a very bright welcoming and spacious lounge with stripped floorboards, large bay window, intricate decorative cornice detail and a stunning feature fireplace. The generous dimensions of the room would suit a variety of furniture configurations. The large hallway benefits from a handy storage cupboard, along with stripped floorboards and original cornice detail still intact, adding to the charm and the spacious feel of the apartment. The large kitchen diner is a great place for the chef to serve up a fantastic meal. Well appointed with a gas cooker, fridge and washing machine (appliances may be available by separate negotiation). The recessed dining area offers plenty of room for a breakfast table or space to entertain friends and family on more formal dining occasions.

The bathroom is fresh and bright and benefits from a white suite with a tap fed shower over the bath. The spacious bedroom again has plenty of space for free standing furniture and an abundance of natural light. The apartment is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry door. Parking is on street to the front aspect with handy communal drying space to rear. Early viewing is advised for anyone looking for a great example of a spacious period property which would make a truly great place to call home or a sound buy to let investment property.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen	4.60m (15'1") x 3.50m (11'6")
Lounge	4.80m (15'9") x 3.50m (11'6")
Bedroom 1	4.60m (15'1") x 2.80m (9'2")
Bathroom	3.20m (10'6") x 1.30m (4'3")

Gross internal floor area (m²): 61m² | EPC Rating: D

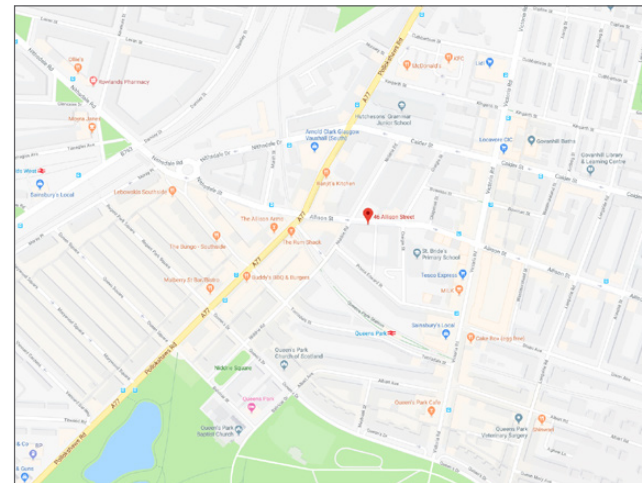


Image credit: <https://www.google.com/maps>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
KEN MEISAK
Surveyor



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CRAIG DEMPSTER
Photographer



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HAYLEY MATEAR
Designer