




McEwan Fraser Legal
Solicitors & Estate Agents
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89/1 Albert Avenue

QUEEN'S PARK, GLASGOW, G42 8RA



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The property forms part of the extremely sought after 'B – listed' Queens Drive Terrace on the edge of Queen's Park. The property is within easy 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, the bus and rail services are within a walking distance and provide commuter access to the city centre.

89-1 ALBERT AVENUE



McEwan Fraser Legal is delighted to present this magnificent three double bedroom apartment to the market. Offering very spacious accommodation, this ground level apartment would make a fantastic home for professionals or a young family.

Forming part of one of the southside's most historic terraces, the building was substantially overhauled with the aid of Historic Scotland in 2004. Internally, the property is presented in fantastic condition

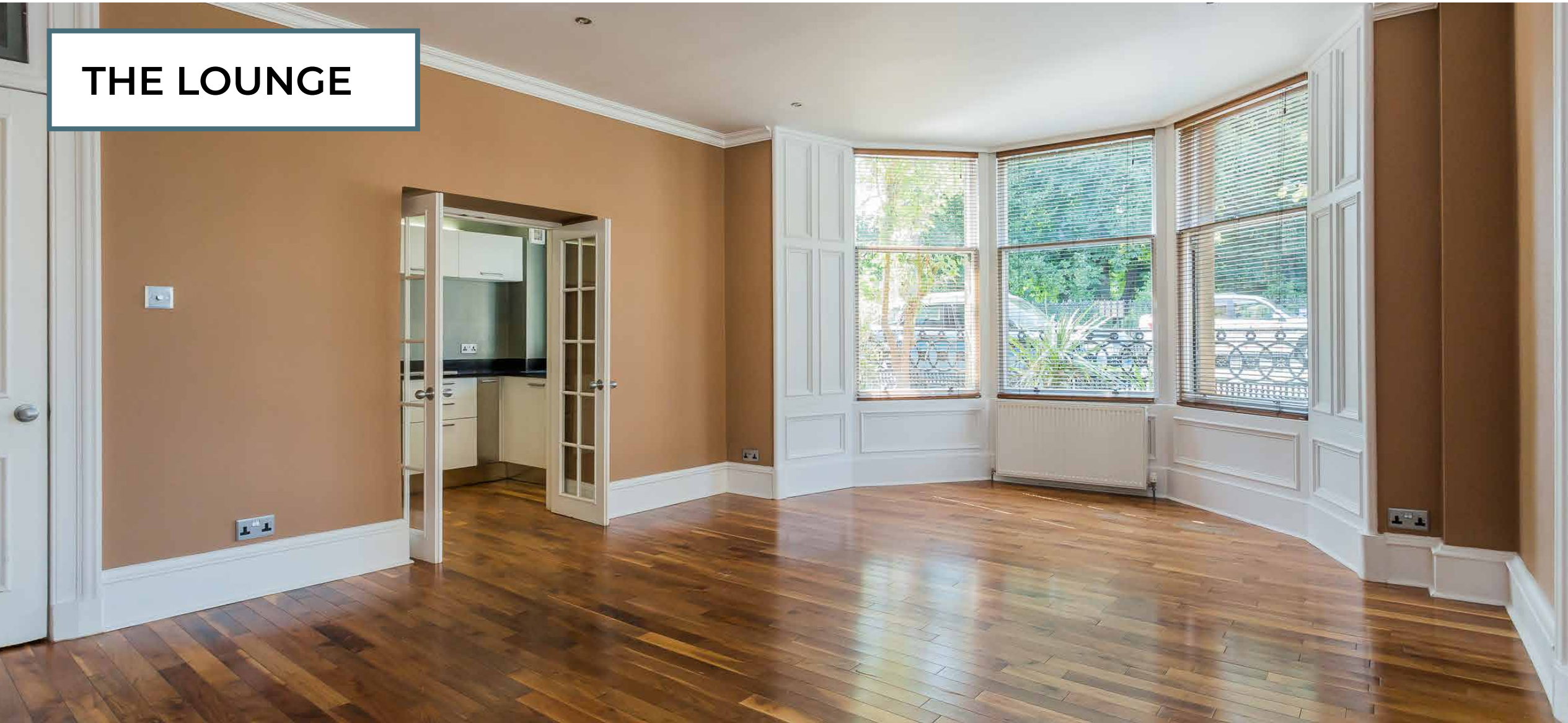
and is a real credit to the current owner who has struck a fine balance between original period character and contemporary styling.

You enter the property through a spacious hallway which includes integrated storage and gives access to all principal apartments. The accommodation is focused toward a dramatic dual aspect reception room and attached kitchen. The reception room is naturally bright and spacious with a large bay window overlooking Queens Drive

and twin sash windows facing onto Albert Avenue. The dual aspect and a striking wooden floor give the reception room a wonderful natural warmth. The floor space on offer can happily accommodate a large suite of furniture and a dining table. Double doors lead from the reception room into a contemporary kitchen. Comprising a range of high gloss base and wall mounted units with stone work surfaces, the kitchen offers excellent prep and storage space.



THE LOUNGE



MASTER BEDROOM & EN-SUITE



The master bedroom is particularly spacious and offers similar proportions to the reception room. Boasting a large bay window and plenty of natural light, the master bedroom also includes a walk-in wardrobe and a stunning en-suite shower room. There are two further generous double bedrooms. The accommodation is completed by a striking master bathroom which includes a free-standing bath and separate shower.

This is an absolutely fantastic property and internal viewing is a must to fully appreciate the proportions and quality on offer.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.46m (17'11") x 4.50m (14'9")
Kitchen	3.50m (11'6") x 1.80m (5'11")
Master Bedroom	4.00m (13'1") x 3.96m (13')
En-suite	2.00m (6'7") x 1.50m (4'11")
Dressing Room	4.00m (13'1") x 1.30m (4'3")
Bedroom 2	4.50m (14'9") x 3.60m (11'10")
Bedroom 3	4.50m (14'9") x 4.00m (13'1")
Bathroom	3.50m (11'6") x 2.30m (7'7")

Gross internal floor area (m²) 111m²

EPC Rating D

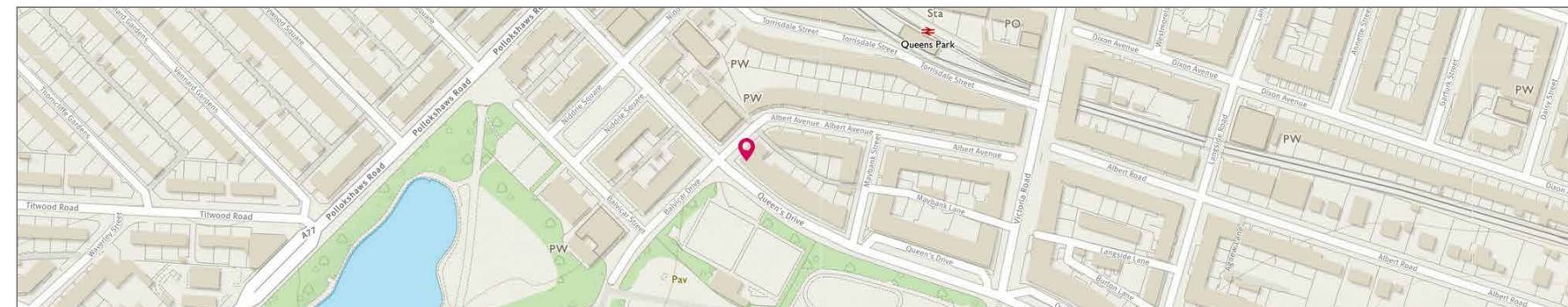


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