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The popular city centre area of Barrowlands is close to the Merchant City and the universities, a great place to live and commute from. There are plenty of bars and restaurants nearby making it a vibrant area which is sure to appeal. The transport links by bus and rail are frequent across the city, as well as Edinburgh and the surrounding areas. It is a mere five minutes walk to the heart of Glasgow City centre.

Glasgow has its own underground network offering the commuter access to parts of the south side, city

centre and West End. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. Glasgow's M8 motorway network offers the commuter access to Stirling and Edinburgh city centres, as well as Glasgow's International Airport and beyond.

There is a vast range of schools and all the great amenities Glasgow has to offer within easy reach making it a very popular place to call home.

McEwan Fraser Legal are delighted to give you the opportunity to acquire this generous, two double bedroom, flat in a well-regarded city centre development. The property occupies a preferred first-floor corner position which provides lovely views towards the heart of Glasgow City centre. Internally, the property is neutrally finished and represents a real blank canvas ensuring its appeal to first-time buyers and canny buy-to-let investors.

Internally, the accommodation is centred around a spacious open plan lounge/kitchen which enjoys floods of natural light and ample space for a dining table, a pair of sofas and additional free-standing furniture. The kitchen area itself has a good range of base and wall mounted units which provides excellent

preparation and storage space for the aspiring chef. The gas hob and electric oven are integrated while space is provided for a free-standing fridge freezer and washing which will be included in the sale.

The master bedroom is a well-proportioned double with great floor space, built-in wardrobe and access to a well finished en-suite shower room. There is an additional second double bedroom, again with also features built-in wardrobes. The internal accommodation is completed by the bathroom which is partially tiled and comprises a contemporary white-suite.

For extra warmth and comfort, the property boasts gas central heating and double glazing throughout.



Lounge/Kitchen Area



Lounge View



Bedroom One



Bedroom Two



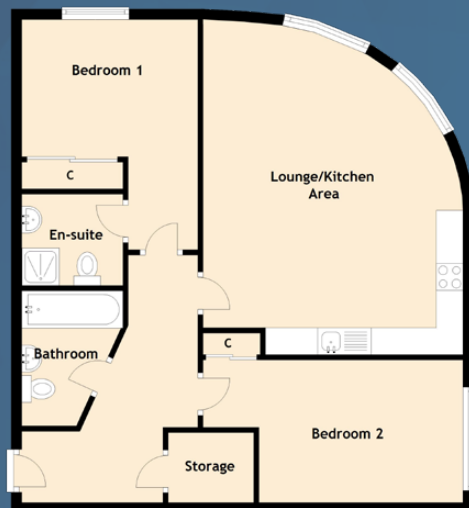
En-Suite



Bathroom

SPECIFICATIONS

FLOOR PLAN / DIMENSIONS / LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen Area	5.50m (18') x 4.87m (16')
Bedroom 1	4.31m (14'2") x 3.30m (10'10")
En-suite	1.90m (6'3") x 1.71m (5'7")
Bedroom 2	4.87m (16') x 2.67m (8'9")
Bathroom	2.53m (8'4") x 2.00m (6'7")

Gross internal floor area (m²)

70m²

EPC Rating

C

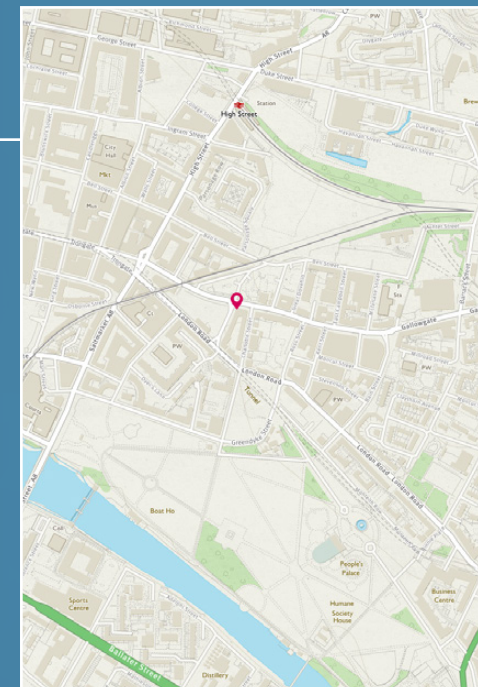


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Part
Exchange
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