

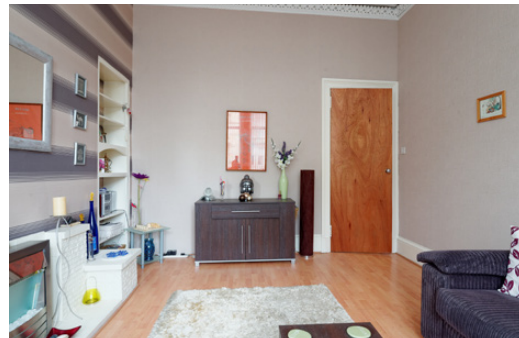



McEwan Fraser Legal
 Solicitors & Estate Agents
 0141 404 5474

1/2, 453 Victoria Road
 QUEENS PARK, GLASGOW, G42 8RW

1/2, 453 VICTORIA ROAD

QUEENS PARK, GLASGOW, G42 8RW



The popular area of Victoria Road is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten minutes to the heart of Glasgow city center. For those traveling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities within easy reach making it a very popular place to call home.

Part Exchange available. We are delighted to bring to the market this excellent two bed apartment, set in the ever popular area of Queens Park. It's an area that's well known for its neighborly spirit. Some of the old fashioned values that make a community are alive here, the street is welcoming and everybody seems to know each other. Accommodation comprises of a bright and spacious lounge with double aspect windows and which owing to the rooms shape would suit a range of furniture configurations. The large kitchen/diner makes a fantastic hub around meal times. It's perfect for the home, finished in a range of wooden fitted units, with a gas hob and oven and ample space for the freezer and washing machine, making it a great space for the chef to serve up a marvellous meal.

Appliances may be available by separate negotiation. The partially tiled bathroom is finished in a white suite with a bath. There are two good sized bedrooms in this apartment, both with ample space for free-standing furniture. There is plenty of cupboard space to help keep everything in its place.

The home is kept warm and comfortable via the double glazing and electric heating. There's communal outside space to the rear. This great apartment still has so much untapped potential and could easily make a very modern and stunning home with just a little thought and interior design flair. It would make an ideal buy for a first time buyer or even a great investment property for a smart pay-to-let investor. Some properties just tick all the boxes, this is definitely one of them given its current very functional state and fantastic further development potential. Early viewing is strongly advised for this little gem.

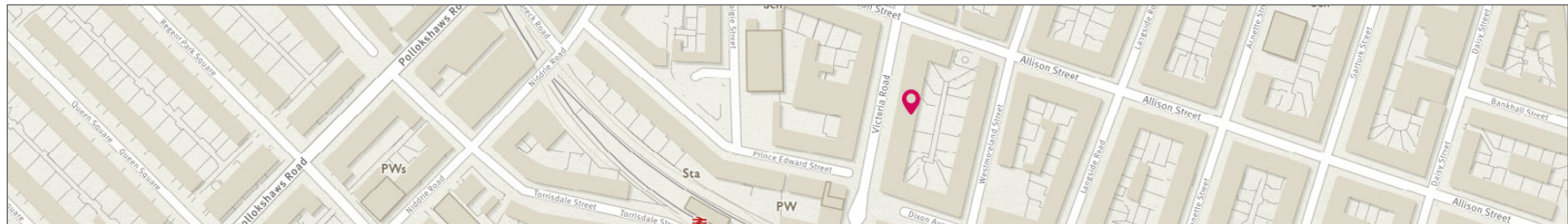
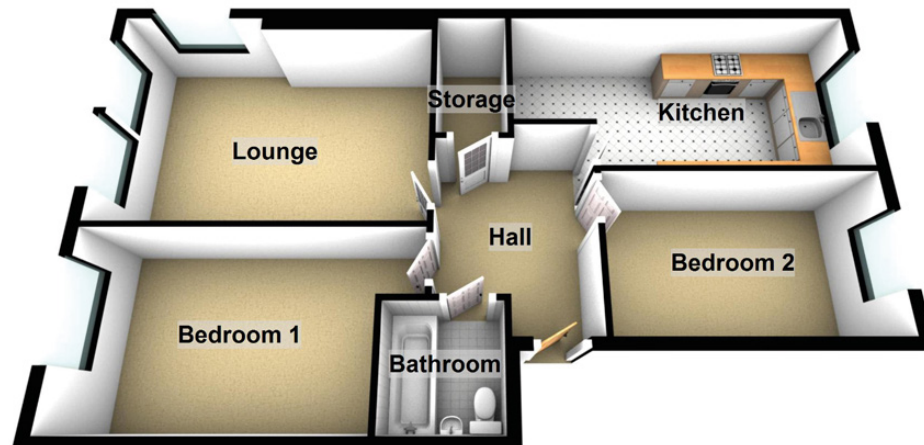
SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen	5.50m (18'1") x 2.70m (8'10")
Bedroom 1	5.10m (16'9") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 2.50m (8'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²) - 71m²

EPC Rating - F




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Part
Exchange
Available

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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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