




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

1/2 17 Craigie Street
GLASGOW, G42 8NG

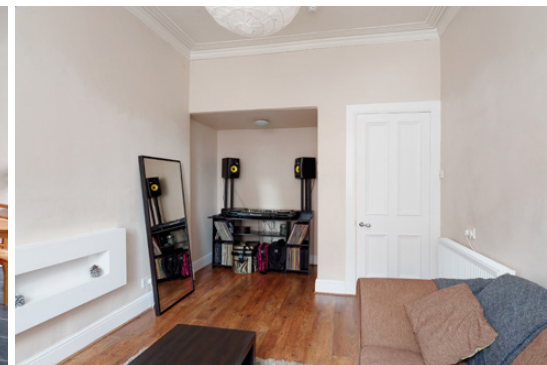
1/2 17 CRAIGIE STREET G42 8NG

The property is conveniently located for local amenities including shops, supermarkets and restaurants. The area benefits from excellent public transport services, providing first class commuting links to Glasgow city centre, the west end and beyond. There are two local train stations within close proximity (Pollokshields West and Queens Park) and a wide selection of bus services along Pollokshaws Road. The M77/M8 motorway network is available within two miles. The Victoria Infirmary and Langside College are within one mile and recreational activities can be found at nearby Queens Park.

McEwan Fraser are delighted to give you the opportunity to acquire this superb one bedroom flat in a traditional red sandstone tenement building. The property is located in a popular spot for first time buyers and is presented to the market in excellent internal order. This is a larger style one bedroom, boasting a kitchen/diner, and there is potential to further develop the property into a two bedroom subject to the usual consents and warrants.

The property consists of a generous reception room with bay window, large kitchen/diner with a range of base and wall mounted units, integrated gas hob, electric oven and extractor hood alongside space for further free standing appliances, contemporary white three-piece bathroom with natural light and shower over bath and a generous double bedroom with ample wall space for plenty of free standing storage.

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



LARGER STYLE ONE BEDROOM TENEMENT FLAT IN EXCELLENT INTERNAL ORDER • POTENTIAL TO CONVERT TO TWO BEDROOMS

FLOOR PLAN DIMENSIONS LOCATION

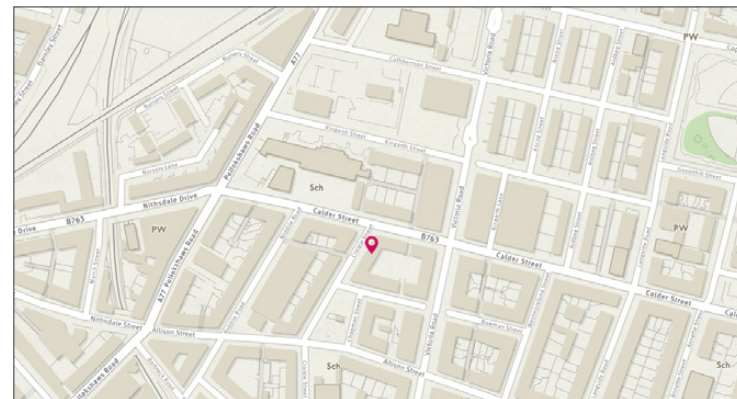


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.10m (10'2")
Kitchen	5.20m (17'1") x 3.10m (10'2")
Bedroom 1	4.10m (13'5") x 2.80m (9'2")
Bathroom	3.60m (11'10") x 1.10m (3'7")

Gross internal floor area (m²) - 56 m²

EPC Rating - C




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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.



Text and description
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