




McEwan Fraser Legal
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Flat 2/2, 751 Garscube Road

GLASGOW, G20 7JU

FLAT 2/2, 75 GARSCUBE ROAD GLASGOW, G20 7JU

This fantastic apartment is ideally placed for those who love the city life. Perfect for both working and socialising, offering not only a great location but also great transport links to the M8/M74 motorways (five minutes drive) and M77 allowing access to all corridors of central Scotland. Some of the most iconic landmarks Glasgow has to offer are only a short distance away. Glasgow's trendy West End is less than ten minutes away with its seemingly limitless choice of fine restaurants, bars and cafe's.

We are delighted to bring to the market, this excellent two bedroom apartment. This is quite simply the best apartment in this very well designed modern apartment building. The location is simply perfect and offers a great place to live and work from.

Accommodation consists of a spacious lounge with a large window, allowing light to flood the room. The apartment is very stylish and offers a perfect executive style apartment for easy city living. The kitchen is finished with light wood units with an electric oven and gas hob, ample space for a free-standing washing machine, dishwasher and fridge freezer. There is ample space for the dining table. The tiled bathroom is fresh and bright and looks as good as the day it was finished, with a clean white suite, stylish white wall radiator and a mains shower over the bath. It is perfect for long hot showers after a hard day at the office. The two double bedrooms have great views to greet you in the morning and have built in wardrobes and ample room for freestanding furniture.

To keep the apartment tidy, there are ample storage cupboards. The double glazing, solar heating and secure entry system, ensure the apartment is always warm, comfortable and very secure. For convenience, there is a lift service. There is allocated private residents parking, a must for any inner city apartment. There is also a great communal upper balcony area, perfect for relaxing on sunnier days. Some properties tick all the boxes, this is certainly one of them. Early viewing is strongly advised, for this opportunity to own a very stylish and chic apartment, set in a highly desirable and very iconic city centre development.



EXCELLENT TWO BEDROOM APARTMENT, THE PREMIER APARTMENT OF THE DEVELOPMENT, SET IN AN ICONIC MODERN BUILDING



FLOOR PLAN DIMENSIONS LOCATION

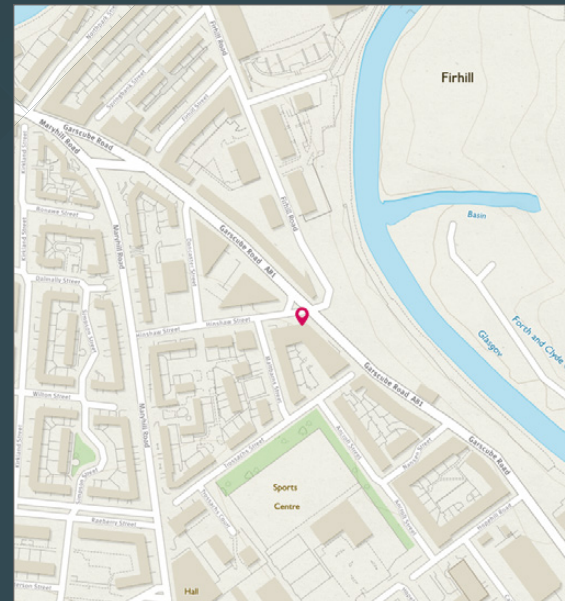


Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 3.10m (10'2")
Bathroom	3.10m (10'2") x 1.40m (4'7")

Gross internal floor area (m²) - 71 m²

EPC Rating - B




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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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