





McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 2/1, 44 Rannoch Street

GLASGOW, G44 4DQ

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44 RANNOCH STREET

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44 Rannoch Street is located on the south side of the city and is an eternally popular area to both live in and commute from. With great public transport links via bus and rail, you can reach the city centre in approximately fifteen minutes. It is only five minutes from Glasgow Clyde College, along with a host of local schools, shops, cafes, restaurants, and bars, as well as a vibrant social scene. The nearby parks also offer lots of scope for walking, cycling, and plenty of leisure activities.

We are delighted to offer to the market this excellent one bedroom flat, currently laid out to maximize the lounge space with the bedroom divided from the kitchen and it works. However, it is clear to see the massive potential this flat has for an easy re-configuration if desired. It could easily (subject to the necessary planning and building warrants) have a central kitchen and a bigger bedroom and still retain the large lounge if required, it's a true developers dream.

Accommodation consists of a bright and spacious lounge/diner which, given the room's shape, would suit a range of furniture configurations. Light streams in from the large bay window and helps create a very welcoming space to relax in. The lounge is further enhanced by a feature fireplace, tall ceilings with cornice detail and a large recessed cupboard.

The kitchen is finished with a good range of units with an electric oven and hob, with ample space for a washing machine, fridge and freezer. It is the perfect place for a chef to serve up a marvellous meal. Free-standing appliances may be available by separate negotiation.

The bathroom is tiled with a white suite and a shower over the bath, providing an instant supply of piping hot water for long refreshing showers.

The apartment is kept warm, secure and comfortable via the double glazing and gas central heating. Parking is on-street.

This is a truly great starter apartment in lovely condition, leaving the new owners nothing to do except move in, sit down and start enjoying it. However, for those that would like to get stuck into an easy conversion, this is the one to buy, a minimum amount of reconfiguration could create a bigger bedroom and a stunning internal kitchen, whilst still retaining the impressive lounge.

Early viewing is advised for 'canny' Buy-To-Let investors or even first-time buyers looking for a great place to call home.







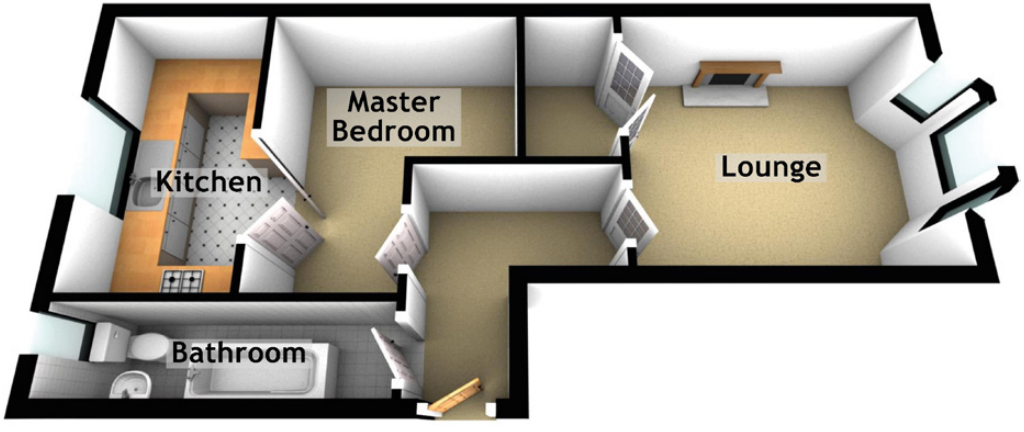






SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.20m (10'6")
Kitchen	3.50m (11'6") x 1.90m (6'3")
Master Bedroom	3.50m (11'6") x 3.00m (9'10")
Bathroom	3.70m (12'2") x 1.00m (3'3")

Gross internal floor area (m^2): 41m^2 | EPC Rating: C

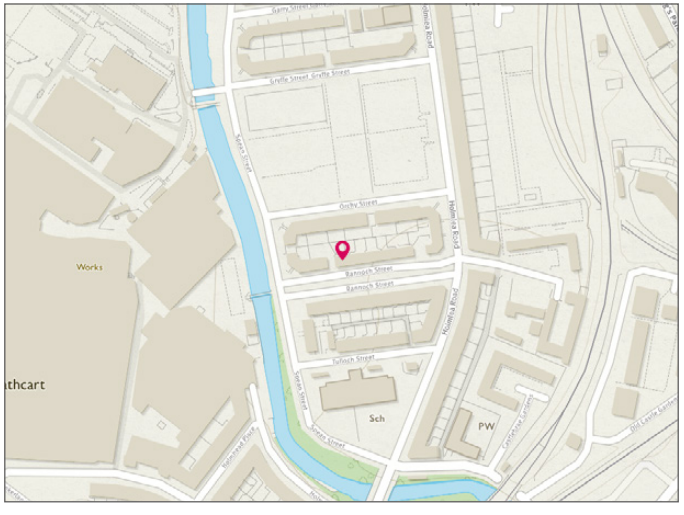


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Part Exchange Available

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