




McEwan Fraser Legal
Solicitors & Estate Agents
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Flat 0/1, 27 Panmure Gate

GLASGOW, G20 7SW

FLAT 0/1, 27 PANMURE GATE



Panmure Gate is perfectly placed for gaining access to the city centre of Glasgow. Locally there is an excellent selection of convenience shopping with Tesco Metro on Queen Margaret Drive & Maryhill Road and Tesco Extra further along Maryhill Road. Byres Road is only a short distance away offering superb shopping and leisure together with the world-famous Botanic Gardens and cultural venues like Oran Mor for theatre, dining and music.

Occupying a superb ground floor position within a modern development lies this beautifully presented two bedroom apartment. This bright and spacious home benefits from excellent parking facilities on arrival and boast's a fantastic private garden area. The entrance to the property is via a secure entry door and the communal hallway is impeccably presented. Internally the accommodation comprises a reception hallway, two double bedrooms, three piece bathroom, lounge with french doors to the garden and a fully fitted kitchen. The property would appeal to a cross-section of the market to include young professional and possibly downsizer with the ground floor position.



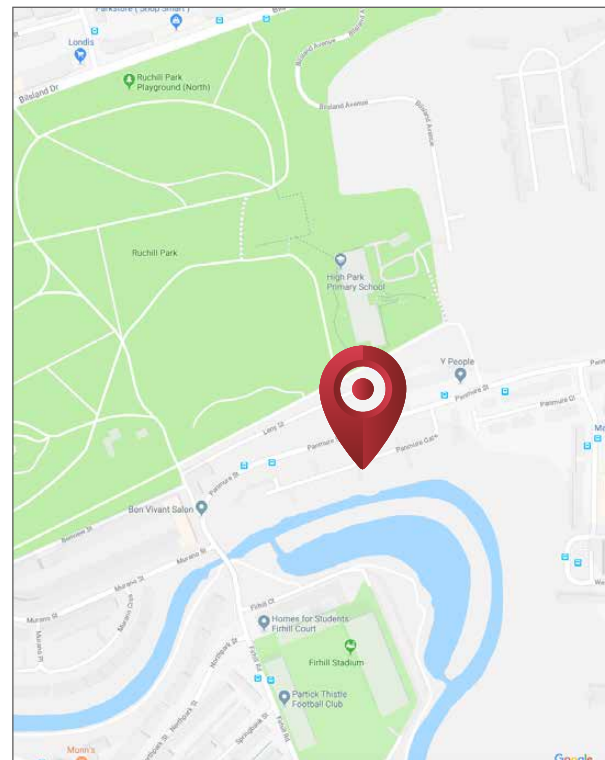
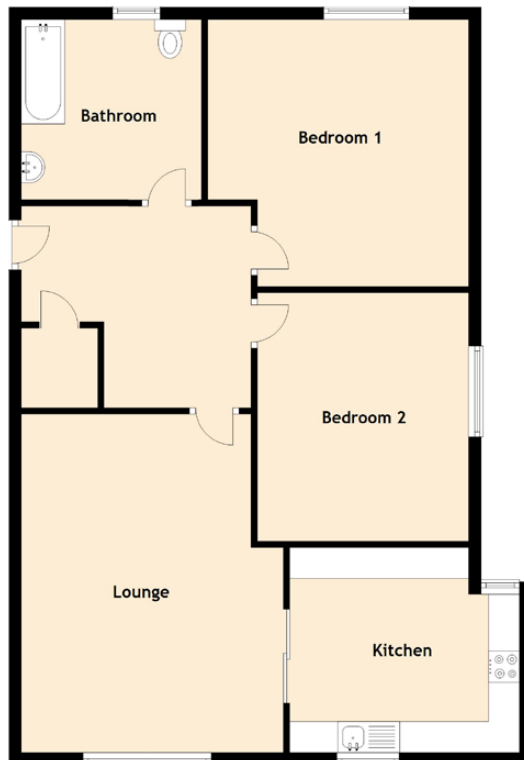
DIMENSIONS FLOOR PLAN LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.50m (14'9")
Kitchen	3.70m (12'2") x 3.30m (10'10")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
Bedroom 2	4.00m (13'1") x 3.40m (11'2")
Bathroom	2.90m (9'6") x 2.90m (9'6")

Gross internal floor area (m²): 86m²

EPC Rating: B



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Text and description
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