




McEwan Fraser Legal
Solicitors & Estate Agents
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2/2 3 Brisbane Street

MOUNT FLORIDA, GLASGOW, G42 9HL



Mount Florida

GLASGOW, G42 9HL

The property is ideally positioned within walking distance of local shops and amenities on Battlefield Road, Langside Place or Kilmarnock Road in Shawlands, where coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Tesco store at the Battlefield Monument, the Marks & Spencer store at Queens Park or the Morrisons' store at Crossmyloof.

Frequent public transport services provide commuter access to the city centre, with the local railway station at Mount Florida approximately half a mile away. There are also a number of local bus routes into the centre of Glasgow or deeper into the Southside.

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We are delighted to offer for sale this exclusive, two-bedroom, second floor flat positioned within the sought-after location of Battlefield. This property would be a fantastic acquisition for either a first time or a buy-to-let investor as its superb spot offers great commuting links and is presented to the market in true 'show-home' condition.

It benefits from a complete re-decoration, modernisation and improvement programme (to include new kitchen, bathroom, windows, high-quality flooring, new skirtings, light fittings and internal doors). Great emphasis has been placed on the creation of easily managed and free-flowing space, on a bright and freshly decorated layout. The flat has been well designed to maximise the views and the natural available light, creating a modern ambience, and has been recently decorated throughout with a contemporary theme. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality. The property is extremely well placed for access to numerous shops, amenities and public transport facilities on the south side.

In more detail, the property consists of a welcoming entrance hall with two storage cupboards. The bright

and airy lounge/diner is a perfect area for relaxing or entertaining and there is space for a dining table and chairs for more informal gatherings with friends and family. Excellent views can be enjoyed of the surrounding area from the twin windows to the front aspect. The newly fitted kitchen has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor and washing machine. The upright fridge freezer is included within the purchase price, making this the ideal kitchen for an aspiring chef!

There are two, well-proportioned bedrooms, both with space for additional free standing furniture if required. A newly fitted bathroom, with a modern three-piece suite, creates the perfect ambience in which to unwind.

The property further benefits from gas central heating to radiators and newly fitted double glazing for additional comfort. There is also a security-controlled entrance for additional peace of mind.

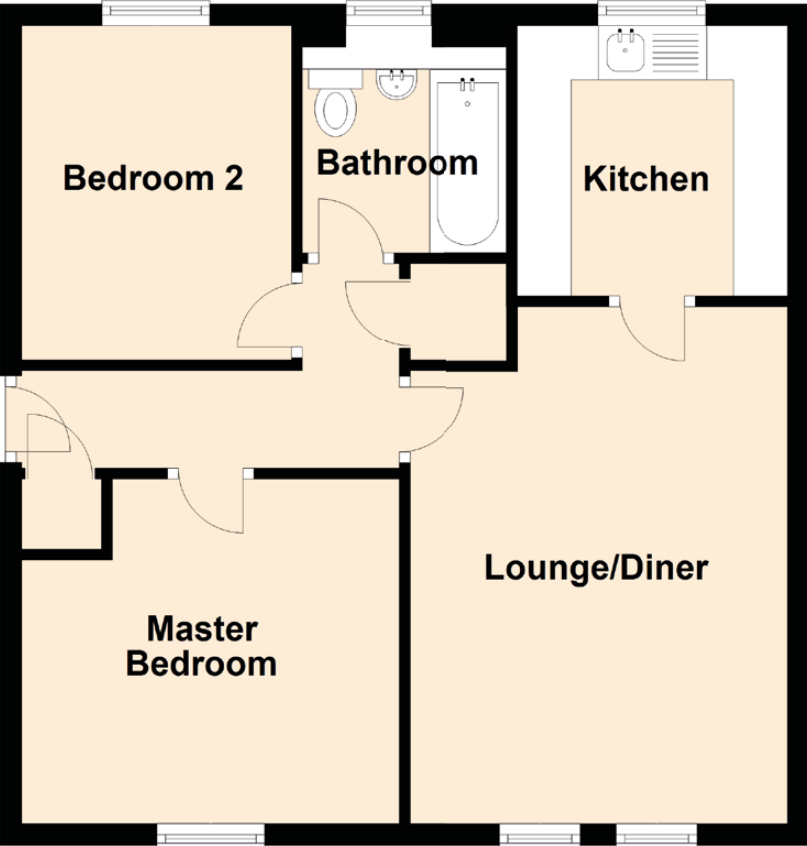
Externally, there are very well-kept communal grounds.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



NEAR SCHOOLS



LOCAL AMENITIES



NEAR BARS



PLACES TO EAT



BUS LINKS



TRAIN LINKS

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.50m (14'9") x 3.50m (11'6")
Kitchen	2.50m (8'2") x 2.30m (7'7")
Master Bedroom	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.10m (10'2") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 48m²

EPC Rating: C

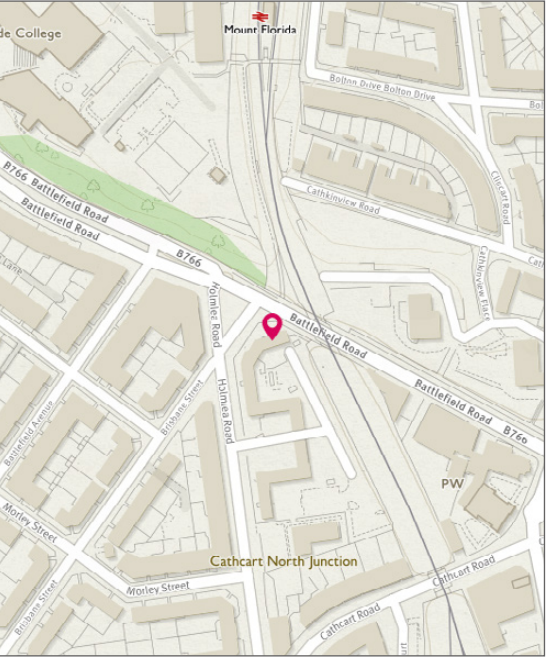


Image credit: <https://www.danceurvy.co.uk/omaps/>



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