





McEwan Fraser Legal

Solicitors & Estate Agents

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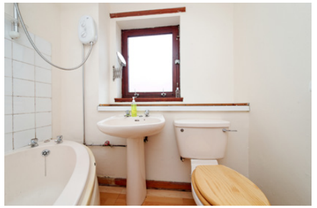
6 Saltmarket Place

GLASGOW, G1 5NF











6 Saltmarket Place

Glasgow, G1 5NF

The property is located in close proximity to the vibrant Merchant City district of Glasgow city centre and is perfectly placed to take advantage of all the wonderful amenities that the city has to offer with the best shopping, bars, cafes and restaurants around, and they are all within a ten minute walk. This is also a great location for those working or studying in the city. You are ten minutes from the motorway network and with great rail and bus links around the city, this really is an ideal place to call home.

Part Exchange available. McEwan Fraser Legal is delighted to give a discerning purchaser the opportunity to acquire this excellent, two double bedroom, maisonette in the heart of Glasgow city centre. The property offers deceptively spacious accommodation over first and second floors while benefiting from its own front door at ground level. The city centre location makes this an ideal property for people working or studying around Glasgow meaning this property would be an ideal first time buy or equally savvy investment opportunity.

You enter through a ground level private entrance which leads to a generous welcoming hallway that provides excellent additional storage space. The staircase takes you to the first floor landing which provides access to the main reception room and separate kitchen. The kitchen is immediately to your right as you reach the top of the stairs. Comprised of a full range of base and wall mounted units, the kitchen provides ample prep and storage space. Gas hob and electric oven are integrated while space has been provided for a free standing fridge freezer and washing machine. The current appliances will remain as part of the sale. The main reception room is at the at the end of the hallway. This generous room is flooded with natural light due to the dual aspect and provides plenty of space for a large sofa and dining table should you wish. Climbing the stairs to the first floor leads to two genuine double bedrooms (one of which has a walk-in cupboard) and a well proportioned bathroom. It should be noted that the bathroom enjoys a window for natural light and ventilation.

The property further benefits from gas central heating, an allocated parking space which is off road and attic storage. This is a spacious flat, in a great location, that gives an incoming purchaser the chance to finish a property their way without paying a premium for someone else's taste.









"...The kitchen comprises of a full range of base and wall mounted units.... ample prep and storage space..."





Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.20m (10'6")
Kitchen	2.70m (8'10") x 2.20m (7'3")
Bedroom 1	4.00m (13'1") x 2.30m (7'7")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area - 64m²

EPC Rating - D

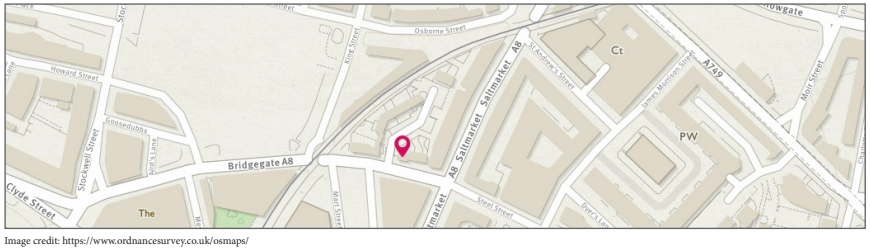


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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



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