




McEwan Fraser Legal
Solicitors & Estate Agents
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7/2 Dalhousie Court
42 WEST GRAHAM STREET, GLASGOW, G4 9LH

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Dalhousie Court is located on West Graham Street on the edge of Glasgow city centre. The area is extremely popular with young professionals and investors alike. It boasts easy access to Glasgow's West End, with all its bars and restaurants, and City Centre, without all the associated hustle and bustle. Cowcaddens subway station and many of the city's universities are also within easy walking distance, while the motorist benefits from access to the nearby M8 motorway network, providing quick and easy access to the Central Belt and beyond.

McEwan Fraser Legal is delighted to present this superb two bedroom apartment to the market. The property enjoys an enviable seventh floor position and is well presented and neutrally decorated throughout.

Accommodation is comprised of a lounge and separate kitchen, two double bedrooms and a modern bathroom. The flat also boasts secure entry, lift, parking space, double glazing and electric heating. Properties in this area are exceedingly popular with first time buyers, rental investors and parents looking for an apartment for their children to use while at university nearby.

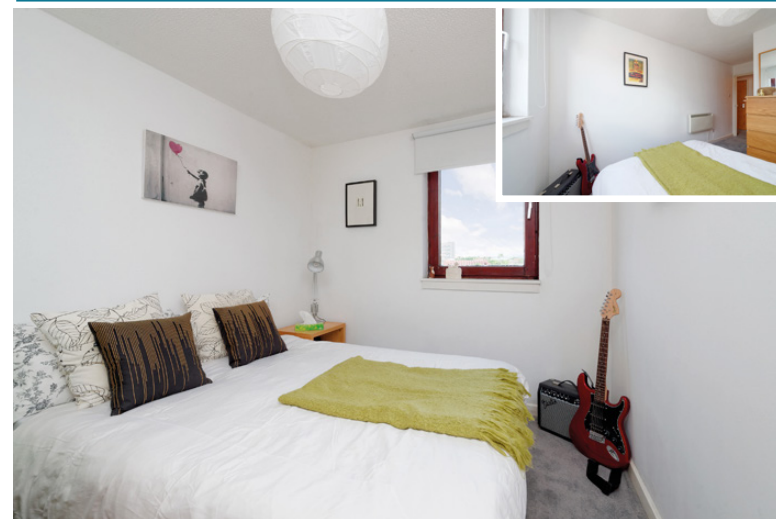
The property is centred around a generous hallway which includes integrated storage for daily clutter. The lounge diner is at the end of the hallway and it enjoys fantastic proportions. There is plenty of space for sofas and a dining table while the seventh floor position ensures lots of natural light and excellent views. The kitchen is accessed from the reception room and is comprised of an ample range of base and wall mounted units which give plenty of prep and storage space. The cooker, fridge, freezer and washing machine are all freestanding. Heading back down the hall you find two ample double bedrooms which both enjoy great floor space and built-in wardrobes. Internal accommodation is completed by a modern bathroom which is fully tiled and boasts a three piece white suite including shower over bath.

To the rear of the building there is a car park and the property comes with a designated space.

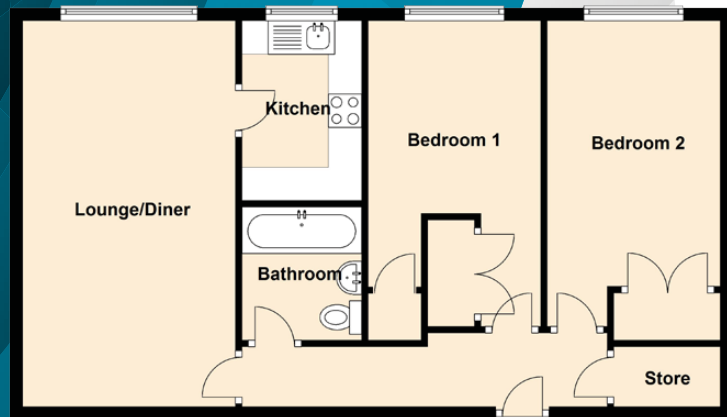
This is an excellent city centre apartment and early viewing is highly recommended.



CITY CENTRE LOCATION CLOSE TO WEST END; TWO DOUBLE BEDROOM TOP FLOOR APARTMENT



FLOOR PLAN DIMENSIONS LOCATION

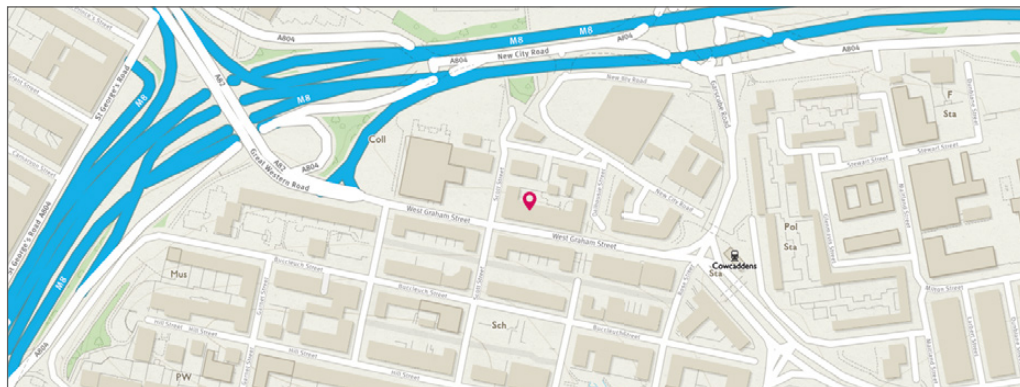


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.80m (19') x 3.20m (10'6")
Kitchen	2.70m (8'10") x 1.80m (5'11")
Bedroom 1	4.70m (15'5") x 2.60m (8'6")
Bedroom 2	3.99m (13'1") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²) - 66m²

EPC Rating - D



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Part
Exchange
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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.



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