




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

Flat 3/2, 21 Florida Drive
MOUNT FLORIDA, GLASGOW, G42 9DN

Mount Florida, Glasgow



Property Views

The subjects are ideally located for access to public transport service links, with bus routes close to hand and Mount Florida railway station is within a short stroll, enabling commuters fast and direct routes to Glasgow

City Centre and surrounding areas. The M74, which is sited only a short journey away, provides access to the motorway network system and major Centres of Business and Commerce. The Victoria Hospital is close-by and there are local shops catering for day

to day requirements, with a 24 hour Asda supermarket within a short drive. Shawlands is only a short distance away and boasts numerous shops, cafes and restaurants. Leisure pursuits are well catered for with nearby Queens Park and Cathcart Golf Course.

Queens Park / Battisfield Rest Sign / Cathcart Castle Golf Club / Light Bite / Maxwell Park / Pollock Country Park



Flat 3/2 21 Florida Drive Mount Florida, Glasgow

Occupying a preferred top floor position, within this handsome sandstone building in a highly sought after pocket of 'Mount Florida', is this three bedroom flat. As one would expect, room dimensions are incredibly generous and the accommodation has been arranged to offer both flexibility and a high degree of individuality and is situated in a fantastic and highly convenient position.

The property requires a level of redecoration and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat to their own taste and style. Once completed, the property will offer well proportioned room sizes, with an abundance of living space, making this a super acquisition for either a first time buyer, investor or a DIY enthusiast.

On entering this property, you walk into a large welcoming hallway, providing access to all apartments. Immediately impressive, bright and airy lounge/diner, with a picture window to the side aspect, offering interesting views and a useful storage cupboard. The kitchen has been fitted to include a good range of floor and wall mounted units,

with a complementary worktop. It further benefits from an integrated oven, hob, and extractor hood. There is further space for a washing machine and an upright fridge/freezer.

There are three, well-proportioned double bedrooms, all of which allow the flexibility and space for additional free standing furniture if required. The Master bedroom benefits from 'dual-aspect' views and, alternatively, could be used as the main reception room or as a separate dining room. The third bedroom could be used as anything you want it to be a hot office space, hobby room or a permanent bedroom. The partly-tiled family bathroom suite, with a shower over the bath, completes the impressive accommodation.

The flat also benefits from gas central heating to radiators, double glazing and a security door entry system for additional peace of mind and comfort.

Externally, there are well tended communal grounds, which are a great gathering place for the residents, where neighbourhood spirit is alive and well! On-street parking is available in the immediate vicinity.

*Competitively Priced Three Bedroom Top Floor Flat
Offering A Wealth of Opportunity In Popular Location*





*Bedrooms &
Family Bathroom*



Floor Plan, Dimensions & Location

Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 2.10m (6'11")
Master Bedroom	4.70m (15'5") x 2.70m (8'10")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	4.70m (15'5") x 3.90m (12'10")
Bathroom	3.30m (10'10") x 1.50m (4'11")

Gross internal floor area (m²) - 81 m²

EPC Rating - E

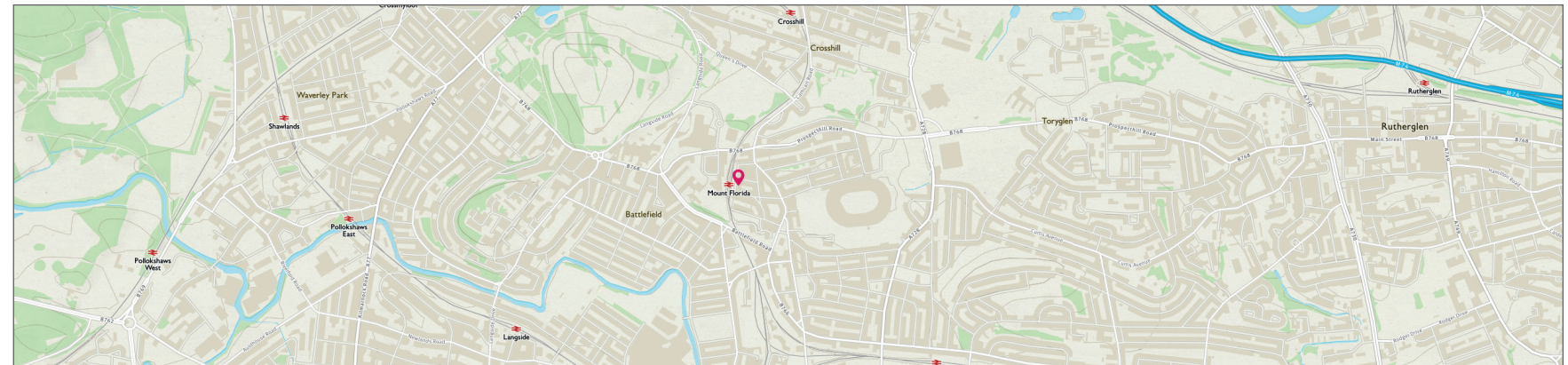


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Text and description
DARREN LEE
 Regional Manager



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer