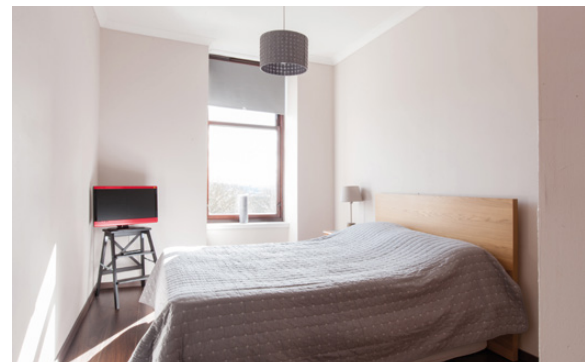





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

1/1 16 Murano Street

GLASGOW, G20 7RS



1/1 16 MURANO STREET/GLASGOW

STRIKING, TWO DOUBLE BEDROOM, TENEMENT STYLE FLAT IN CLOSE PROXIMITY TO THE WEST END. WALK-IN CONDITION AND CHAIN FREE.



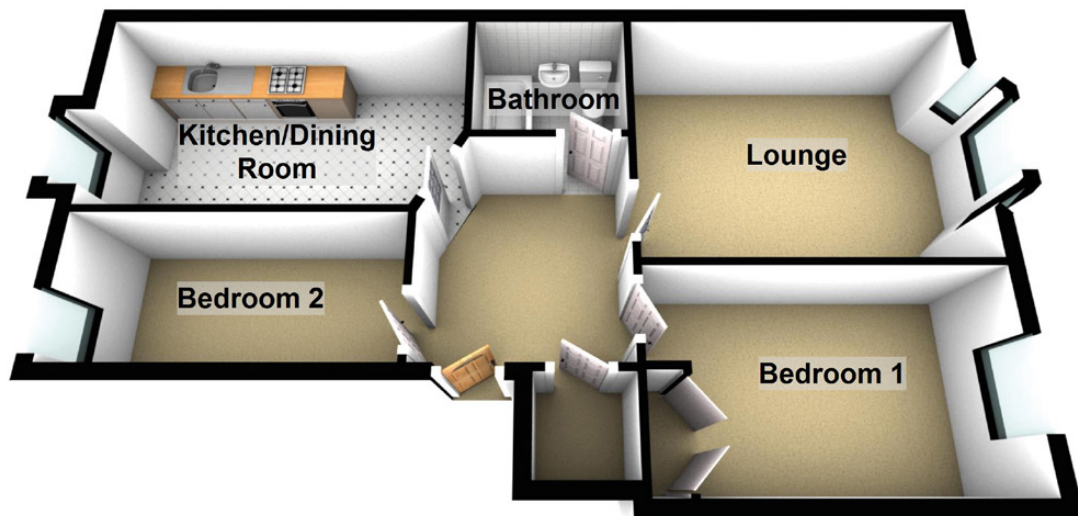
Located off Firhill Road, Murano Street is well placed, convenient to the amenities on Maryhill Road and Great Western Road. Just two miles from the city centre with a regular bus service on Maryhill Road. The property is also in close proximity to the West End, the G1 bus service from Murano Crescent serves University Avenue, Byres Road and Southern General Hospital. This is an ideal location for students and young professionals alike. Ruchill Park is also nearby for all to enjoy.

Part Exchange available. McEwan Fraser is delighted to give you the opportunity to acquire a preferred first floor, two double bedroom, blonde sandstone style tenement flat. The property is in true 'walk-in' condition and is presented to the market chain free ensuring it will appeal to first time buyers and investors alike. The current owners have renovated and maintained the property to an exceptional standard, with upgraded kitchen, bathroom and striking laminate flooring in the principal apartments.

Internally, a welcoming hallway boasts integrated storage. The reception room is focused towards a striking, south facing, bay window which ensures the property enjoys tremendous natural light levels, with uninterrupted views over the south of the city. The kitchen diner is to the rear and has recently been completely overhauled. The kitchen is comprised of a range of contemporary base and wall mounted units, giving ample prep and storage space. Gas hob, electric oven, extractor hood and washing machine are integrated, with space for a free standing fridge freezer. The master bedroom is a generous double bedroom with ample floor space and a built-in wardrobe. The second rear facing double is currently arranged as a guest bedroom with space for free-standing wardrobes. Internal accommodation is completed by the contemporary three-piece bathroom which includes shower over bath.

For extra warmth and comfort, the property boasts gas central heating and double glazing throughout. On street parking is available in front of the property and to the rear there is a drying green and communal gardens.

BEDROOMS ONE/TWO - KITCHEN/DINING AREA



**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.97m (14'7") x 3.28m (10'9")
Kitchen/Dining Room	4.62m (15'2") x 2.61m (8'7")
Bedroom 1	4.22m (13'10") x 2.55m (8'4")
Bedroom 2	3.68m (12'1") x 1.88m (6'2")
Bathroom	1.99m (6'6") x 1.72m (5'8")

Gross internal floor area (m²) - 60 m²

EPC Rating - C

**Extras
(Included in the sale)**

Items of furniture may be available by separate negotiation.

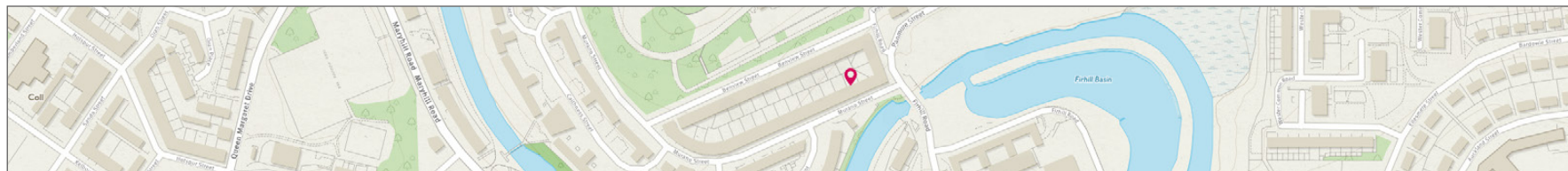


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>


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**Part
Exchange
Available**

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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.



Text and description
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