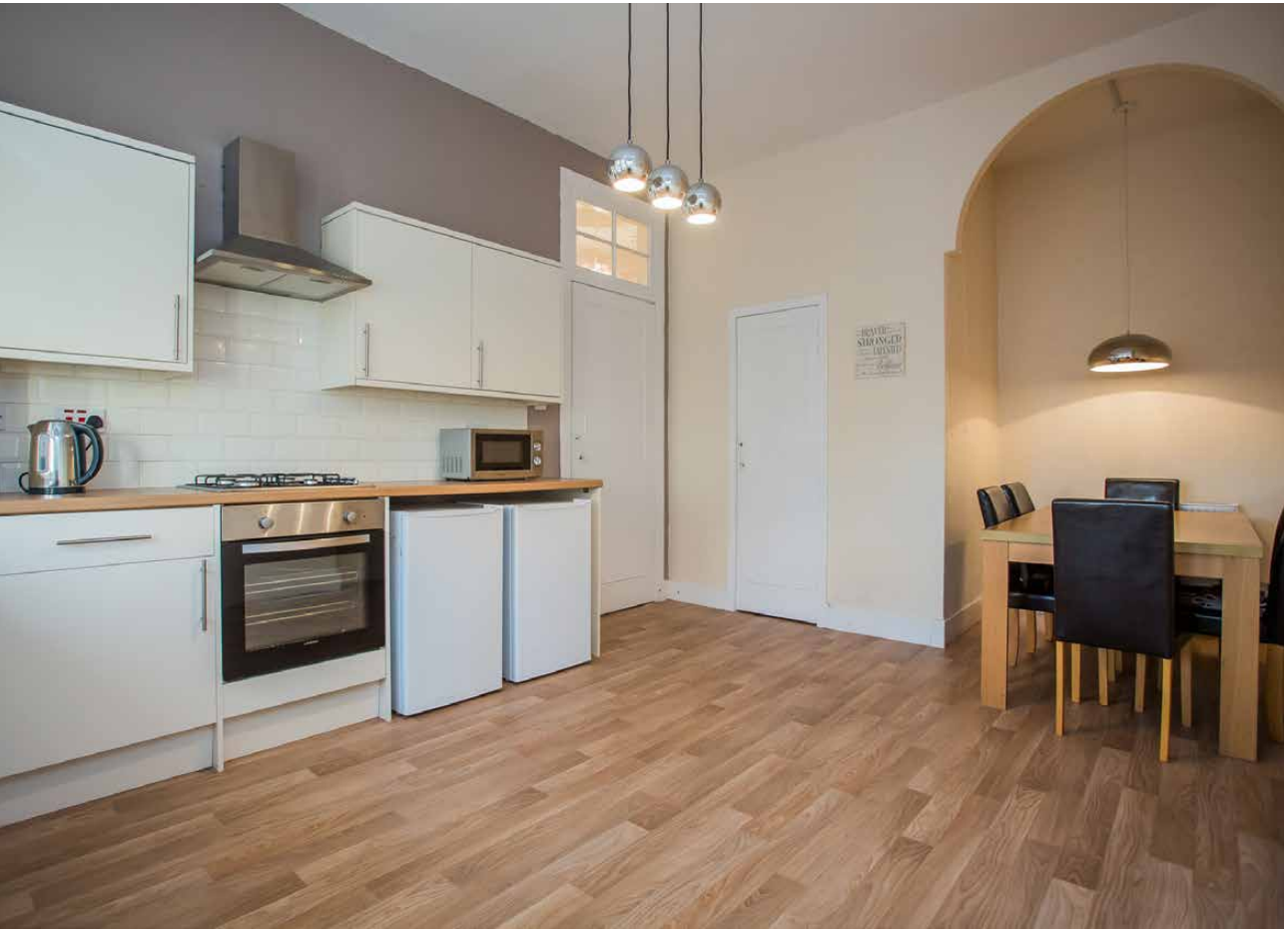






McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

2/1, 4 Graham Street

BARRHEAD, GLASGOW, G78 1ET

2/1, 4 GRAHAM STREET

BARRHEAD, GLASGOW, G78 1ET

We are delighted to bring to the market this excellent one-bed apartment, set in the ever popular area of Barrhead. It's an area that is well known for its neighbourly spirit and the flat is set in a great location close to shops and local amenities. Some of the old-fashioned values that make a community are alive here, the close is very welcoming and everyone seems to know each other.

The accommodation consists of a bright and relaxing lounge/diner flooded with natural light from the large windows. The spacious room benefits from a feature fireplace with a room layout that offers plenty of flexibility. The high ceilings and intact cornice work give a sense of relaxation seldom found in more modern builds. The modern kitchen is perfect for the apartment, finished in a lovely range of fitted units, with an electric oven and gas hob. It features ample space for the fridge and freezer side by side and a washing machine. The dining area offers plenty of space to dine with friends and family on more formal occasions. The large double bedroom is a great size and offers ample space for free-standing furniture. The upgraded bathroom looks fantastic and contains a white suite, with a bath, and an electric shower. The home is kept warm and comfortable via the double glazing and gas central heating.

This little gem of an apartment is ideally priced and offers excellent value for money for any first-time buyers or even a great investment property for a smart Buy-to-Let investor. Some properties seem to tick all the boxes, this is one of them. Early viewing is advised.



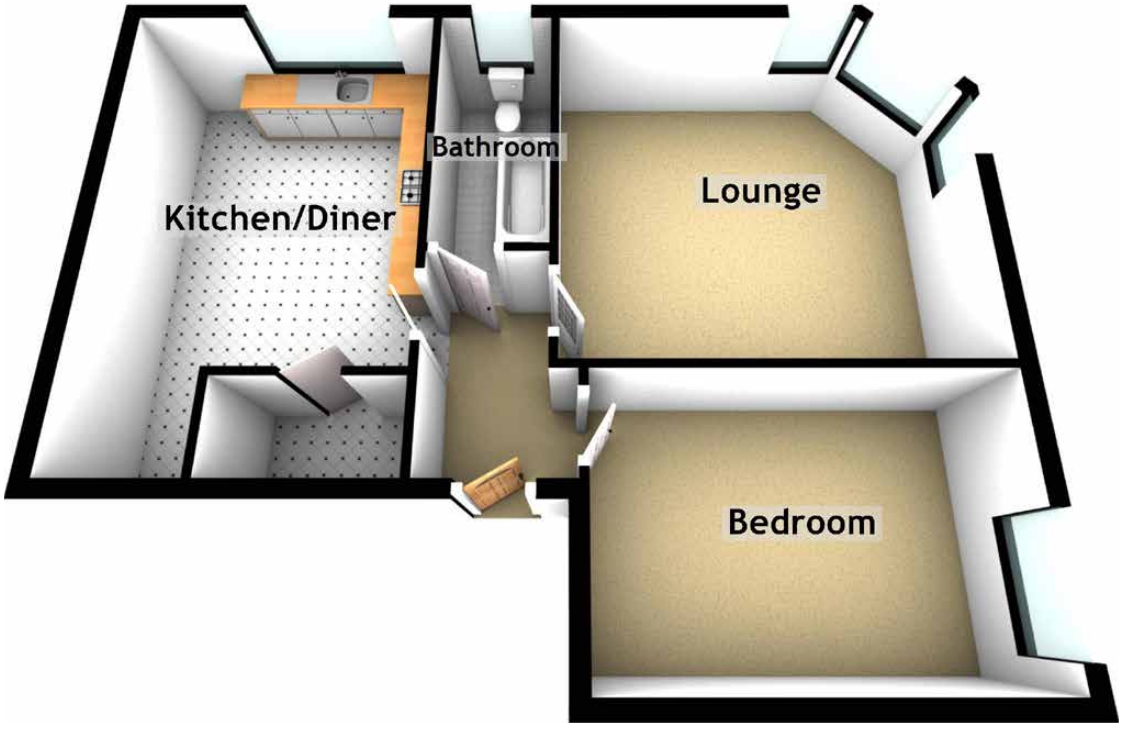












Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.50m (18'1") x 3.50m (11'6")
Lounge	4.60m (15'1") x 4.30m (14'1")
Bedroom	4.30m (14'1") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 1.30m (4'3")

Gross internal floor area (m^2): 62m^2

EPC Rating: C



Image credit: https://www.ordnancesurveys.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

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

Part Exchange Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES THE TIMES



Text and description
KEN MEISAK
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer