

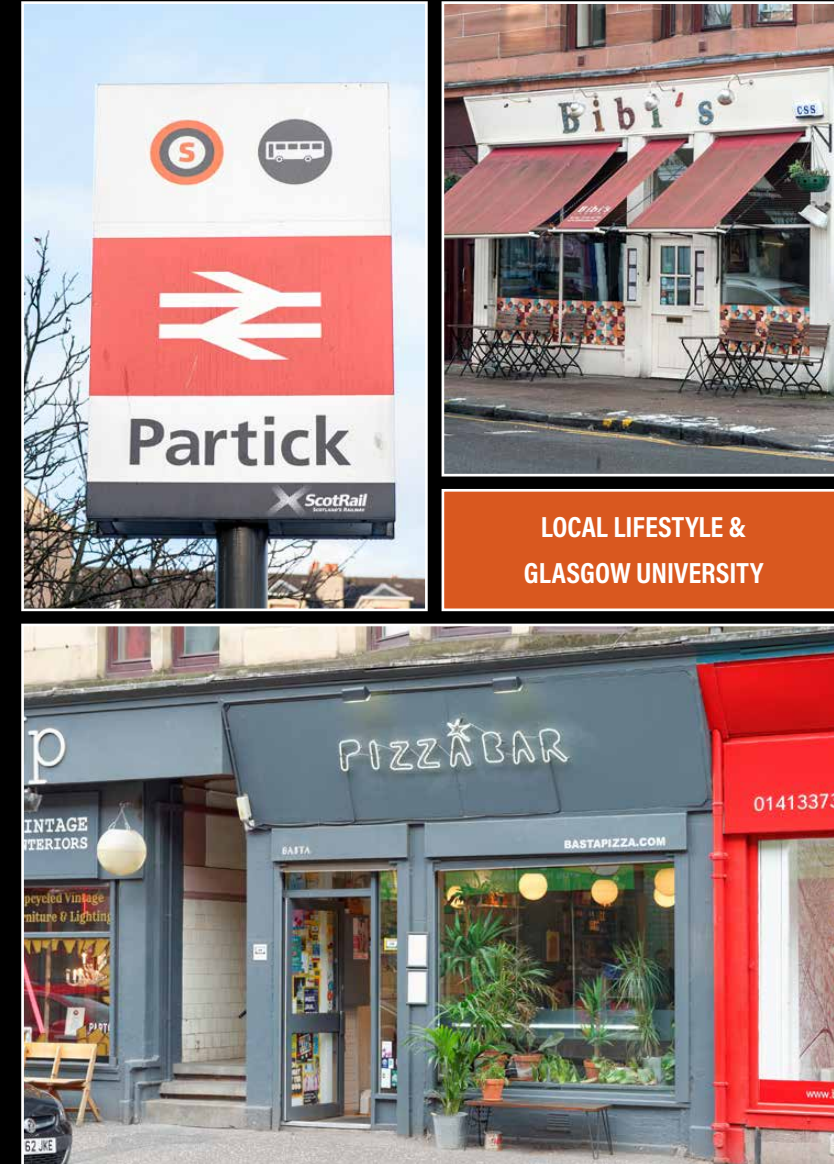




the location

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it is one of the world's great urban experiences. Yet, even in this distinctive city, there is one place that stands apart from the rest, The West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

Dumbarton Road is perfectly placed for all this excitement. It is the mix of people that makes the West End such an appealing place to live, work and play. Whether it is the students from the nearby University, the designers and architects from the city's agencies or the residents of the grandest Victorian villas, everybody loves the area's sense of community, it's sense of belonging. And there's plenty here to keep them happy. Cool bars, traditional pubs, upmarket restaurants and homely cafes sit neatly side-by-side, along with the most eclectic collection of shops in the city. Should you feel the lure of the city centre, Dumbarton Road is situated close to the underground station; the "Clockwork Orange", whisking you to Buchanan Street in a matter of minutes.





the property

McEwan Fraser is delighted to present this generous one bedroom second-floor tenement flat to the market. A larger style tenement flat, the accommodation includes a well-proportioned lounge, ample bedroom and a dining kitchen. The property is presented in good order and includes plenty of period features, such as exposed wooden flooring, alongside some nice modern touches. There is scope to finish the flat to personal taste but the essentials are there including gas central heating and partial double glazing. Offering excellent value for money, this would make an excellent first time buy or sound buy to let investment.

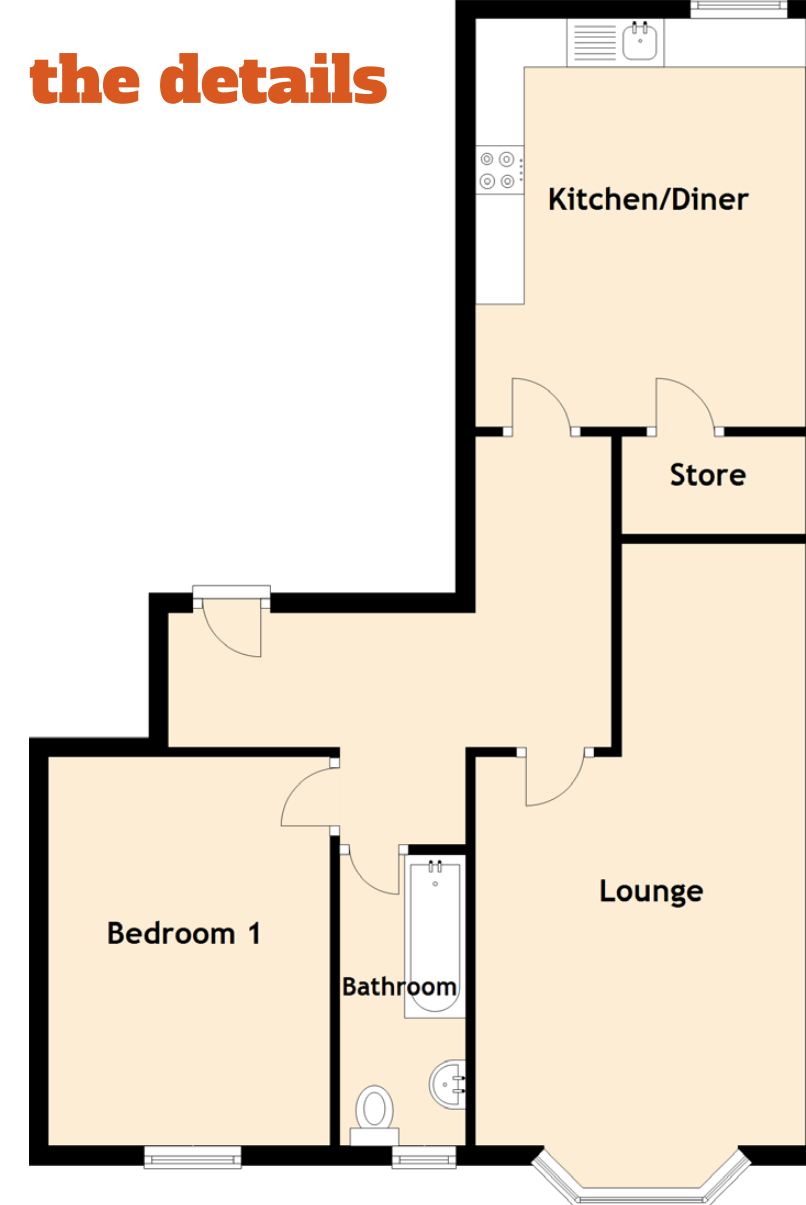
Internal accommodation is focused toward the reception room which enjoys lots of natural light, great floor space and high ceilings. The dining kitchen faces the rear of the building and boasts a good range of base and wall mounted units. Alongside the excellent prep and storage space, there is a gas hob, electric oven and space for a range of free standing appliances. The bedroom is a well proportioned double, neutrally decorated, with exposed wooden flooring, plenty of space for a larger style bed frame and free-standing storage. The accommodation is completed by the bathroom which boasts partial tiling and a three piece white suite with shower over bath.

Internal viewing highly recommended.





the details



Approximate Dimensions (Taken from the widest point)

Lounge	6.20m (20'4") x 3.40m (11'2")
Kitchen/Diner	4.20m (13'9") x 3.40m (11'2")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
Bathroom	3.00m (9'10") x 1.30m (4'3")

Gross internal floor area (m²): 59m² | EPC Rating: D



TRAIN LINKS



LOCAL AMENITIES



PLACES TO EAT



NEAR BARS

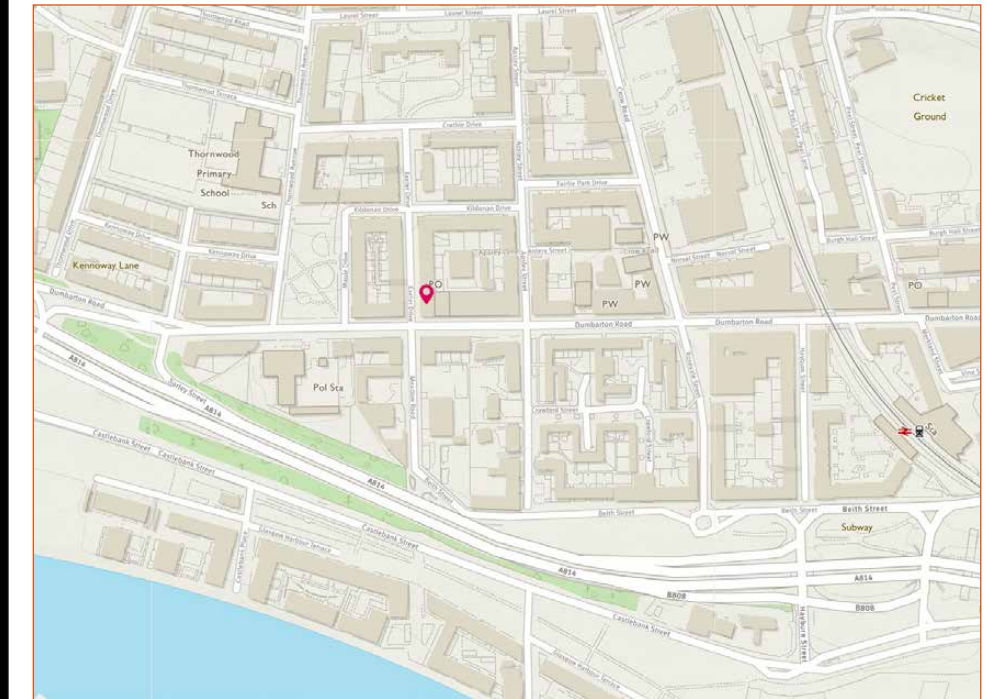


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