




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

57/o/1 Battlefield Avenue

BATTLEFIELD, GLASGOW, G42 9HR



57/0/1 BATTLEFIELD AVENUE



LOUNGE



BEDROOM ONE



COMMUNAL GARDEN

THE LOCATION

The property is ideally positioned within walking distance of local shops and amenities on Battlefield Road, Langside Place or Kilmarnock Road in Shawlands where coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Tesco store at the Battlefield Monument, the Marks & Spencer store at Queens Park or the Morrisons' store at Crossmyloof.

Frequent public transport services provide commuter access to the city centre with the local railway station at Mount Florida, within a short stroll. There are also a number of local bus routes into the centre of Glasgow or deeper into the Southside.

THE PROPERTY

McEwan Fraser is delighted to give a discerning purchaser the opportunity to acquire this superb, one double bedroom, ground floor flat in a traditional red sandstone tenement building. The property enjoys a prestigious location, great transport links and phenomenal local amenities ensuring its appeal to first time buyers and investors alike. Internally the property has been overhauled and is presented to the market in excellent condition and is just waiting for the next chapter in a long and distinguished history.

The property enjoys a lovely traditional reception room with bay window and open plan kitchen. The neutral colour scheme compliments the floods of natural light. The kitchen is comprised of a range of base and wall mounted units offering plenty of prep and storage space for the aspiring chef. Hob and oven are integrated while free standing fridge and washing machine will be included with the sale. To the rear, a large double bedroom overlooks the communal rear garden. There is ample space for a double bed no other items of free standing storage. Internal accommodation is completed by the modern three piece bathroom which boasts shower over bath.

This is cracking flat and must be viewed to be fully appreciated.



BATHROOM

PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

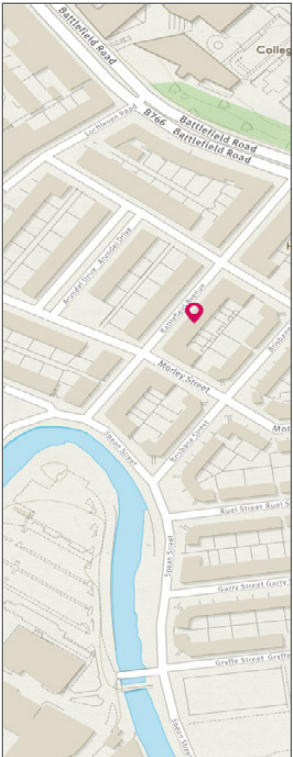
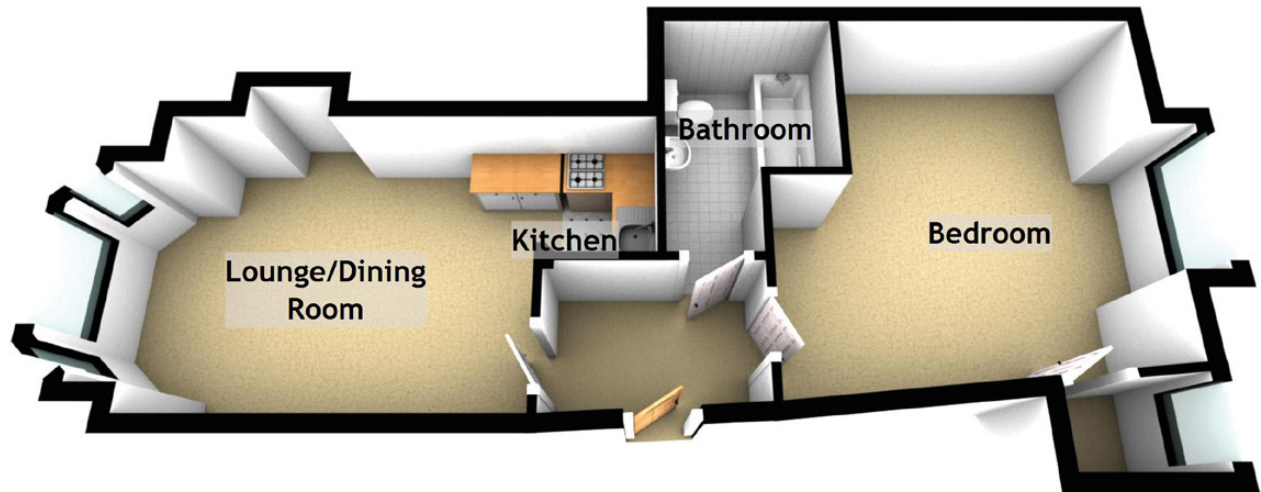
Lounge/Dining Room	3.35m (11') x 2.31m (7'7")
Kitchen	1.63m (5'4") x 1.24m (4'1")
Bedroom	4.38m (14'4") x 4.31m (14'2")
Bathroom	2.91m (9'7") x 1.98m (6'6")

Gross internal floor area (m²)

41m²

EPC Rating

D



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

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
MICHAEL MCMULLAN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
BEN DAYKIN
Designer