




McEwan Fraser Legal
Solicitors & Estate Agents
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1/2 36 Annette Street
GLASGOW, G42 8EQ

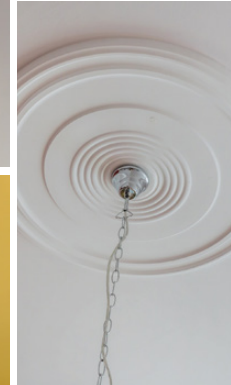
36 Annette Street is conveniently nestled off Pollokshaws Road in the shadow of lovely Queens Park. There is a full range of local amenities including shops, supermarkets and restaurants. The area benefits from excellent public transport services which provide first class commuting links to Glasgow city centre, the west end and beyond. There are three train stations within easy reach (Pollokshields West, Queens Park and Crosshill), and a wide selection of bus services along Pollokshaws Road. The M74\ M8 motorway network is also easily accessible.

McEwan Fraser are delighted to give a discerning purchaser the opportunity to acquire, what must be, one of the most attractive flats currently being marketed in the southside. The property occupies a preferred first floor position and is presented in immaculate order throughout. Many period features have been retained and the property boasts excellent proportions and contemporary decor in all rooms.

Internally, all apartments are arranged around a central hallway which boast plenty of wall space for storage to accommodate day to day clutter. The main reception is a joy and has many original features, feature fireplace and a striking hardwood floor. The kitchen/ diner includes a full range of base and wall mounted units, integrated gas hob and electric oven alongside space for further free standing appliances. The master bedroom enjoys similar proportions to the reception room and also boasts a contemporary en-suite bathroom. The second bedroom is also an ample double bedroom.

Internal accommodation is completed by a contemporary shower room. Finally, the property boasts gas central heating and double glazing for extra warmth and comfort. Externally, there is a communal garden to the rear.

This flat must be viewed to be full appreciated.



PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 4.20m (13'9")
Kitchen	4.10m (13'5") x 2.90m (9'6")
Master Bedroom	5.50m (18'1") x 3.30m (10'10")
Bedroom	3.90m (12'10") x 3.40m (11'2")
En-Suite	2.30m (7'7") x 1.10m (3'7")
Shower Room	1.70m (5'7") x 1.10m (3'7")

Gross internal floor area (m²) - 85m²

EPC Rating - C

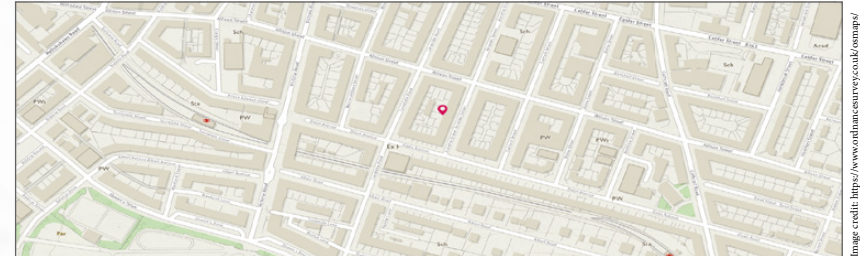


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**Part
Exchange
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