



McEwan Fraser Legal

Solicitors & Estate Agents

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48, 2/1 Carnarvon Street

WOODLANDS, GLASGOW, G3 6HP

48, 2/1 CARNARVON STREET

Excellent two-bed period apartment in a very sought after location.

This fantastic apartment ideally placed for those who love the city life. Perfect for both working and socialising, offering not only a great location but also excellent transport links to the M8/M74 motorways (five minutes drive) and M77 allowing access to all corridors of central Scotland. Glasgow airport is only fifteen minutes away by car or taxi.

For those who love to indulge in a little retail therapy, the city boasts a plethora of some of the best brand names available anywhere in the UK. Perfect for students attending Glasgow's Universities and Colleges. Some of the most iconic landmarks Glasgow has to offer are right on your doorstep, including Scotland's newest music/concert venue The Hydro, less than ten minutes walk away. Glasgow's trendy West End is also less than ten minutes away with its seemingly limitless choice of excellent restaurants, bars and cafe's.

We are delighted to offer to the market this excellent two bedroom period apartment, set in a very accessible location. This perfect apartment with all its period detailed cornice work and beautiful high ceilings sits nicely in one of Glasgow's most popular areas. Ideal for Buy-to-Let investment, student accommodation or indeed couples and young families looking for a perfect inner city apartment.

Accommodation comprises of a bright and very spacious lounge with large windows that flood the room with natural light. The beautiful fireplace, stripped hardwood floorboards and period detail give a real sense of quality and timelessness seldom experienced in other more modern builds.

Owing to the room's shape, it would suit a range of furniture configurations. The kitchen/diner is finished in a range of wood units with a gas cooker and ample space for a washing machine, tumble drier and fridge freezer. Appliances may be available by separate negotiation. The tiled bathroom is both fresh and bright with a white suite, chrome radiator and an electric shower over the bath, ensuring there is always plenty of instant hot water for long refreshing showers. There are two good sized bedrooms in this lovely apartment, both of which enjoy lots of daylight and ample room for free standing furniture.

The home is kept warm and secure via the gas central heating and door entry system. There is also plenty of storage space to maintain the apartment clutter-free at all times. A great apartment in perfect condition with loads of further potential and it is sure to appeal to a large number of people.

Early viewing is advised for Buy-to-Let investors, young families or even first time buyers looking for a great family home.



















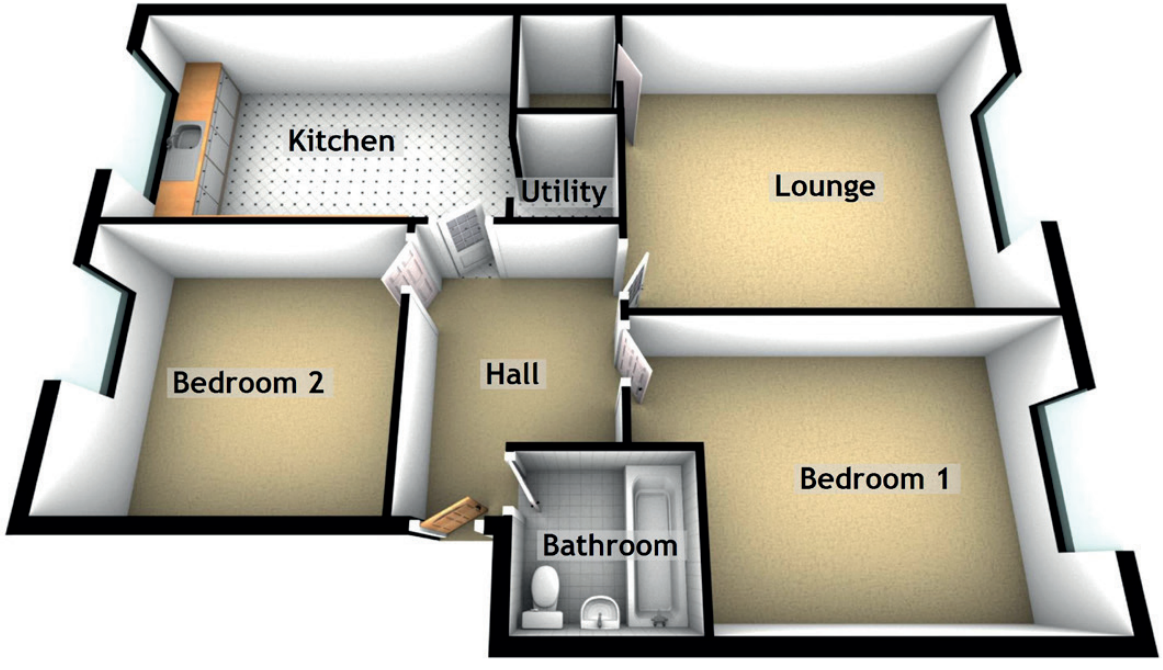


"...very spacious lounge with large windows that flood the room with natural light..."





PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.30m (14'1")
Kitchen	5.00m (16'5") x 3.10m (10'2")
Bedroom 1	5.10m (16'9") x 3.50m (11'6")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Utility	1.50m (4'11") x 1.30m (4'3")

Gross internal floor area (m^2) - $90m^2$

EPC Rating - C

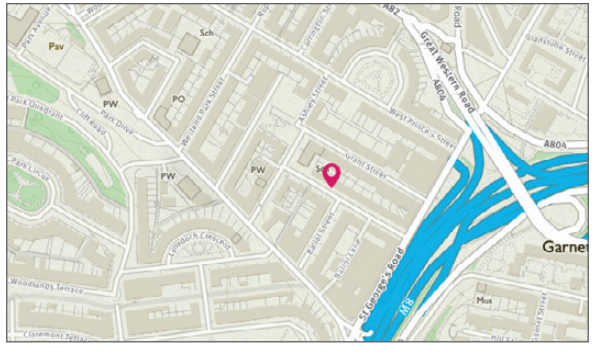


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Part Exchange Available

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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.

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THE SUNDAY TIMES
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