





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

0/2, 59 Raeberry Street

NORTH KELVINSIDE, GLASGOW, G20 6EQ



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Situated in North Kelvinside, this flat is in a highly desirable West End location and is just a short distance from a fine selection of amenities on Great Western Road and Byres Road, together with the wonderful, nearby Botanic Gardens. The property is also close to Kelvinbridge underground and Glasgow University. There are good road links to the nearby Clyde Tunnel, Clydeside Expressway and M8 motorway network.

This beautifully appointed, ground floor, studio apartment is located within the desirable West End of Glasgow, which has excellent amenities on its doorstep. The property offers flexible accommodation and its attractive position makes it an ideal choice for a young professional, working in the city or commuting further afield. Or, indeed, as an option for parents buying for student age off-spring attending any of the city or West End Universities or Colleges. The property has been designed to maximise the natural available light, creating a modern ambience, and has been recently redecorated, modernised and upgraded (including, new flooring, new kitchen and bathroom, upgraded electrics and lighting) throughout with a fresh, contemporary theme. The apartment has been successfully and cleverly designed to offer contemporary living, within this popular development. Offering bright living space, the easily-kept accommodation extends to a welcoming entrance hall with a storage recess. Immediately impressive 'dual-aspect' lounge/bedroom area. This zone is open-plan to a well equipped and newly fitted kitchen, with a good range of floor and wall mounted units and a complementary worktop. It further benefits from an integrated oven, hob, extractor hood, washing machine and fridge/freezer.

There is a small dressing room/study area off the lounge. This allows access (via a sliding door) to the newly fitted shower room, which has been beautifully finished.

Further features include electric heating and a security entry system

Externally, the flat benefits from well-tended communal gardens. On-street parking is available in the immediate vicinity.



























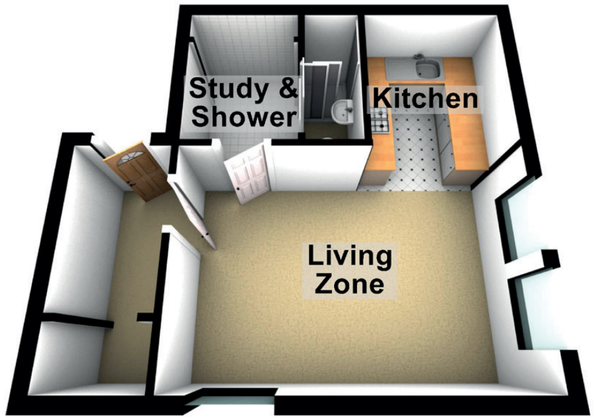












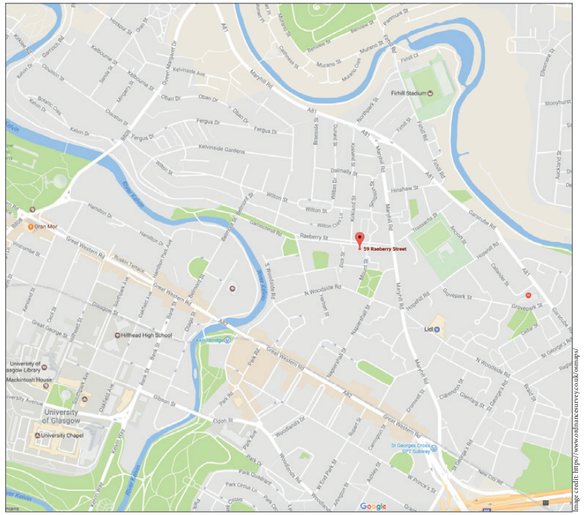
SPECIFICATIONS
FLOOR PLAN & LOCATION

Approximate Dimensions
(Taken from the widest point)

Kitchen	2.10m (6'11") x 2.00m (6'7")
Living Zone	4.50m (14'9") x 3.10m (10'2")
Shower Room	2.10m (6'11") x 0.80m (2'7")
Study	2.17m (7'1") x 1.60m (5'3")

Gross internal floor area (m²) - 30m²

EPC Rating - C





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

Part Exchange Available

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Text and description
DARREN LEE
Regional Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
EAMONN MULLANE
Designer