




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

2509 1/1 Dumbarton Road

GLASGOW, G14 0PL

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The property is situated in the Yoker area to the West of Glasgow, which is a very sought after locale, providing an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found towards Clydebank, within the highly regarded Clydebank Shopping Centre, with an additional retail park offering an extensive range of high street outlets.

Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and also towards Clydebank. Frequent rail travel can also be found locally with Yoker Railway Station just a short stroll from the property. In addition, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway.

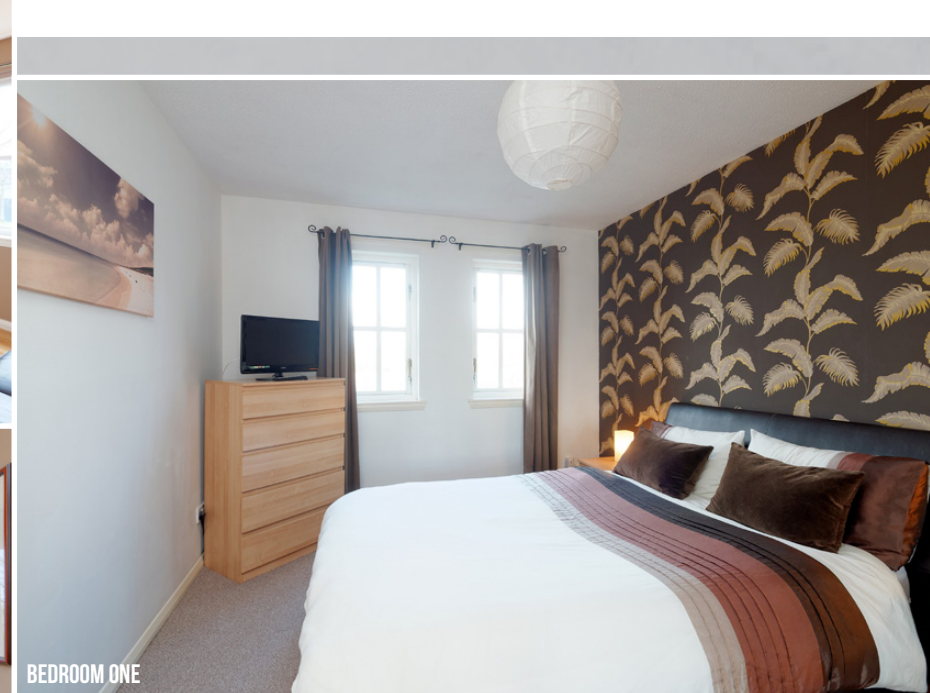
McEwan Fraser is delighted to present this fantastic two bedroom apartment to the market. This property would be perfectly suited for a first-time buy or as a rental investment. The property occupies a sought after first-floor position in a sought after residential development known as The Cooperage built by Bellway Homes circa 1995. Enjoying pleasant aspects to both front and rear, the property offers easily maintained yet well-proportioned accommodation.

A secure entry system gives access to a well-maintained close with stairs to the first floor. You enter the property through a welcoming hallway which includes integrated storage. The reception and master bedroom, with integrated wardrobes, faces the front of the property while kitchen, bathroom and a second double bedroom face to the rear. For extra warmth and comfort, the property enjoys electric heating and double glazing.

The owner has maintained the property to an excellent standard and the quality on offer is immediately apparent.

Internal viewing is highly recommended.

A CONTEMPORARY TWO DOUBLE BEDROOM APARTMENT WITH EXCELLENT TRANSPORT LINKS





Approximate Dimensions (Taken from the widest point)

Kitchen	3.10m (10'2") x 2.00m (6'7")
Lounge	4.10m (13'5") x 3.60m (11'10")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²) : 51m²

EPC Rating : C

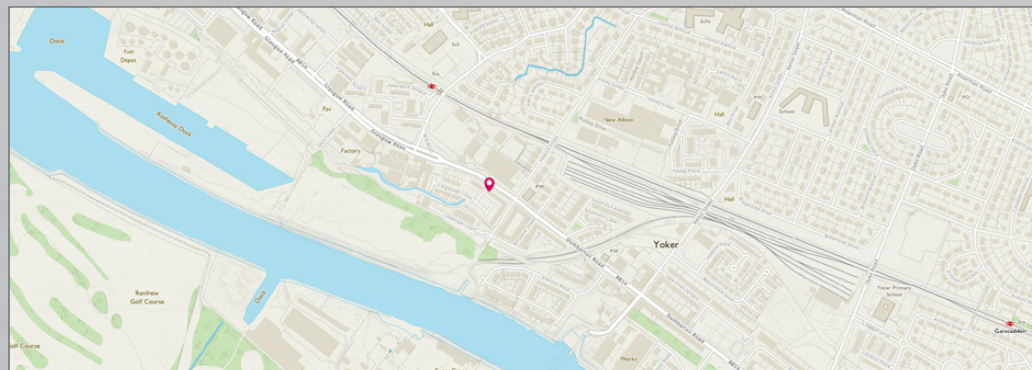


Image credit: <http://www.outlinecurvy.co.uk/omaps/>

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Solicitors & Estate Agents

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

**Part
Exchange
Available**

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Text and description
MICHAEL MCMULLAN
Surveyor


Professional photography
CRAIG DEMPSTER
Photographer


Layout graphics and design
BEN DAYKIN
Designer