



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

42, 3/11 West Graham Street

GLASGOW, G4 9LH

# 42.3/11 WEST GRAHAM STREET

GLASGOW, G4 9LH

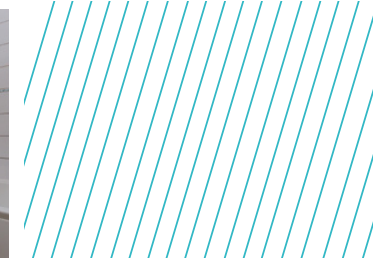
## CONVENIENTLY LOCATED ON WEST GRAHAM STREET ON THE EDGE OF GLASGOW CITY CENTRE.

The area is extremely popular with young professionals and investors alike. It boasts easy access to Glasgow's West End, with all its bars and restaurants, and City Centre, without all the associated hustle and bustle. Cowcaddens subway station and many of the city's universities are also within easy walking distance, while the motorist benefits from access to the nearby M8 motorway network, providing quick and easy access to the Central Belt and beyond.

We are delighted to present this superb two bedroom Flat to the market. The property enjoys an enviable ground floor position and can be accessed via a front and rear door for convenience. The accommodation comprises of a lounge, separate kitchen, two double bedrooms and a bathroom. The flat also boasts secure entry, lift, parking space and electric heating. Properties in this area are exceedingly popular with first-time buyers, rental investors and parents looking for a flat for their children to use while at university nearby. The property is centred around a generous hallway which includes integrated storage for daily clutter. The lounge is at the end of the hallway, enjoys fantastic proportions, flooded with natural light and has the useful bonus of a rear door leading directly to West Graham Street. There is also space for a small dining table if required. The kitchen is accessed from the reception room and is comprised of a range of base and wall mounted units which give plenty of prep and storage space. The cooker, fridge, freezer and washing machine are all freestanding. Heading back down the hall you find two ample double bedrooms which both enjoy great floor space and built-in wardrobes. Internal accommodation is completed by the bathroom which is fully tiled and boasts a three piece white suite including shower over bath. To the rear of the building there is a car park and the property comes with a designated space. This is an excellent city centre flat and early viewing is highly recommended.

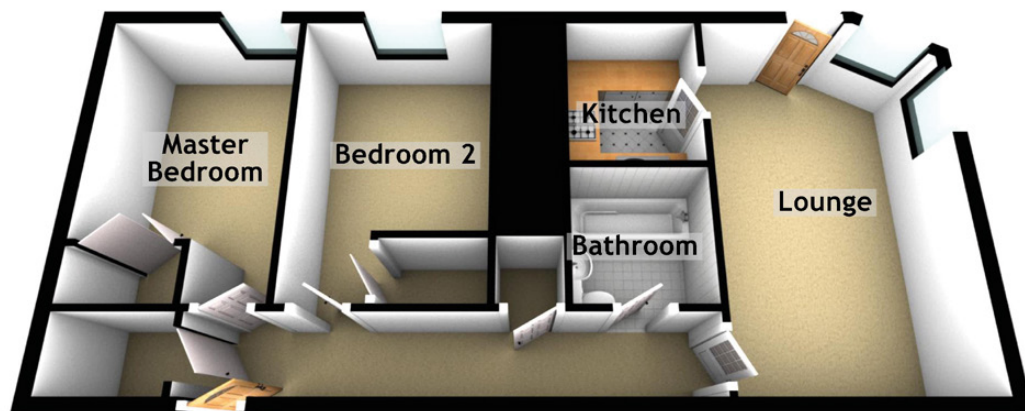
GOOD SIZED  
TWO BEDROOM  
GROUND  
FLOOR FLAT

WITH EASY  
ACCESS  
TO CITY  
CENTRE AND  
ALLOCATED  
PARKING



# SPECIFICATIONS

## PROPERTY LOCATION & FLOOR PLAN



Approximate Dimensions  
(Taken from the widest point)

|                |                               |
|----------------|-------------------------------|
| Kitchen        | 2.70m (8'10") x 1.80m (5'11") |
| Lounge         | 5.10m (16'9") x 3.20m (10'6") |
| Master Bedroom | 3.40m (11'2") x 2.60m (8'6")  |
| Bedroom 2      | 4.00m (13'1") x 2.60m (8'6")  |
| Bathroom       | 1.80m (5'11") x 1.80m (5'11") |

Gross internal floor area (m<sup>2</sup>) - 57m<sup>2</sup>

EPC Rating - D

EXTRAS  
(Included in the sale)

All floor coverings.

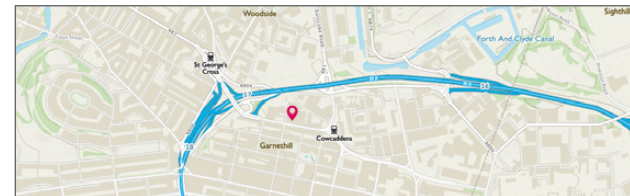


Image credit: <https://www.dunelmurphy.co.uk/property/>

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0141 404 5474  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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  
**SCOTT YULE**  
Surveyor



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**EAMONN MULLANE**  
Designer