




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

0/2, 6 Hotspur Street
NORTH KELVINSIDE, GLASGOW, G20 8NN



NORTH KELVINSIDE GLASGOW

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Yet, even in this distinctive city, there is one place that stands apart from the rest, The West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

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, Maryhill Road and Byres Road, together with the wonderful, nearby Botanic Gardens. The property is also close to Hillhead underground and Glasgow University. There are good road links to the nearby Clyde Tunnel, Clydeside Expressway and M8 motorway network.

Occupying a preferred ground floor position, within this handsome, sandstone building in this highly popular location, This very spacious two bedroom flat, presented to the market in walk-in condition. The flat has been designed to maximise the natural available light, creating a modern ambience, and has been professionally re-decorated and upgraded, along with new carpets. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality.



LOCAL PARK OPPOSITE PROPERTY; GLASGOW UNI, VIEWS FROM BYRES ROAD, HILLHEAD SUBWAY, KELBOURNE RESTAURANT & TESCO EXPRESS NEAR THE PROPERTY AND THE BOTANIC GARDENS

0/2, 6 HOTSPUR STREET

On entering this property, you walk into a welcoming hallway, which provides access to all rooms and benefits from a useful storage cupboard. Immediately impressive lounge/diner, with a bay window to the front aspect, which floods the room with light and provides a fantastic focal point, offering views of the surrounding area. The feature fireplace is the other key focal point of the room. The kitchen includes a good range of floor and wall mounted units, with a complementary worktop. It further benefits from an integrated oven, hob, extractor and has space for a fridge freezer and a washing machine.

There are two, well-appointed bedrooms and both have ample space for additional free-standing furniture if required. The master bedroom also benefits from an en-suite toilet. There is also a partly-tiled family bathroom suite, with an electric shower over the bath. This completes the accommodation internally

The flat also benefits from gas central heating to radiators, double glazing and a security door entry system for additional peace of mind and comfort.

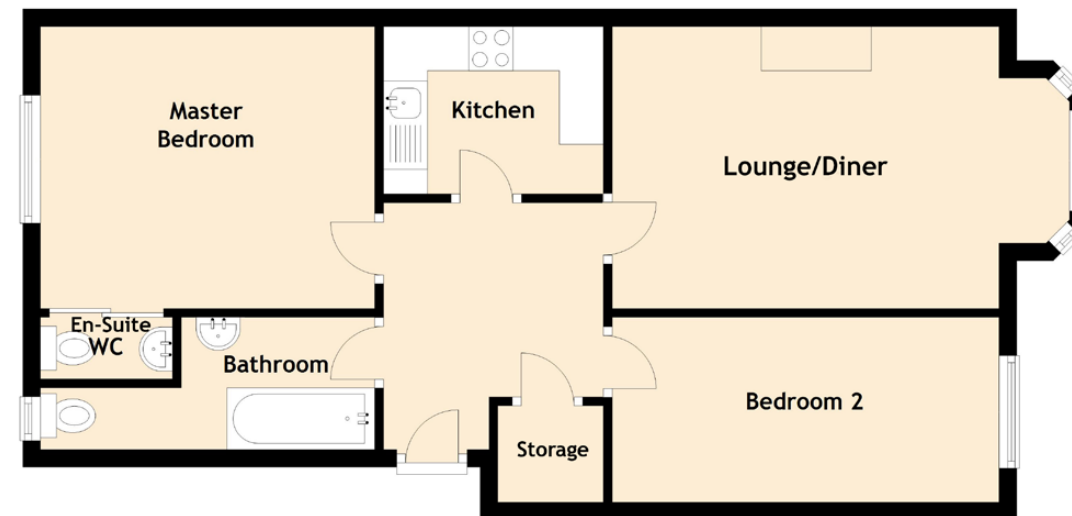
Externally, there is a well-tended communal garden. A great gathering spot where neighbourhood spirit is still very much alive and well. On-street parking is available in the immediate vicinity.





...THERE ARE TWO, WELL-APPOINTED BEDROOMS AND BOTH HAVE AMPLE SPACE FOR ADDITIONAL FREE-STANDING FURNITURE IF REQUIRED...

SPECIFICATIONS / FLOOR PLAN & PROPERTY LOCATION



APPROXIMATE DIMENSIONS
(Taken from the widest point)

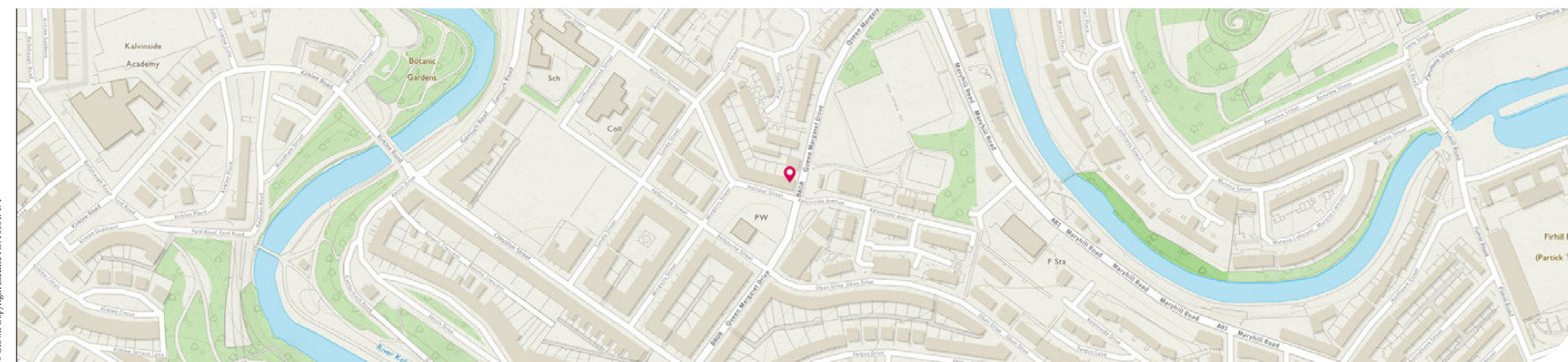
Lounge/diner	5.20m (17'1") x 3.20m (10'6")
Kitchen	2.50m (8'2") x 1.90m (6'3")
Master Bedroom	3.80m (12'6") x 3.20m (10'6")
En-Suite WC	1.08m (3'7") x 0.70m (2'4")
Bedroom 2	4.30m (14'1") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 1.50m (4'11")
Storage	1.20m (3'11") x 1.10m (3'7")

GROSS INTERNAL FLOOR AREA (m²)

59m²

EPC

D





Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DARREN LEE
Regional Manager



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
BEN DAYKIN
Designer