





McEwan Fraser Legal

Solicitors & Estate Agents

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1/1 19 Eriboll Place

LAMBHILL, GLASGOW, G22 6PA

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19 Eribol Place is a great place to both commute from and to call home. It is only a short distance to Byres road and the trendy West End for all the bars, cafe's and restaurants anyone could ever wish for.

For those commuting further afield, the main motorway links are only five minutes drive away. There is also a good range of local nurseries and schools and plenty of options for daily household shopping.

The abundance of local leisure facilities, many within walking distance, range from whitewater kayaking at Pinkston, through many varied attractions, to the local squash and golf clubs. Easy access to the extensive Forth and Clyde canal paths provide further opportunities for leisure and activity.

We are delighted to bring to the market this excellent two bedroom apartment, beautifully set in a popular location with a great family spirit all around. These apartments are eternally popular given the traditional values favoured by families, everyone knows each other and the friendly neighbourly spirit creates a great community where people actually take the time to talk to one another.

This beautifully presented property has a stunning new kitchen and bathroom and has been redecorated making it ideal for any young couple or first-time buyers and it offers exceptional value for money.

Accommodation comprises of a bright and spacious lounge/diner with open views to the front aspect with a gas fire set in a feature fireplace. The room would suit a range of furniture configurations.

The lovely modern kitchen is fitted with a great range of gloss white units with an electric oven and hob with ample space for the washing machine and fridge freezer. It is the perfect spot to prepare a marvellous meal. Freestanding appliances and furniture may be available by separate negotiation.

The bathroom is beautiful and has recently been completely renovated with the latest Aqua panel easy clean walls and an electric shower with a screen over the bath and white towel radiator.

There are two double bedrooms both with ample space for free standing furniture. The hallway contains a handy storage cupboard to help keep the apartment clutter-free at all times.

The property is kept warm and comfortable courtesy of the double glazing and gas central heating whilst the balcony offers a great spot to relax with a coffee and a good book. Parking is on-street. Early viewing is strongly advised for this excellent first-time buyers or buy to let apartment.









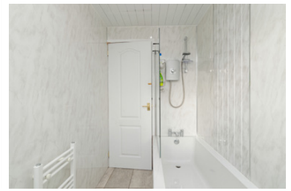










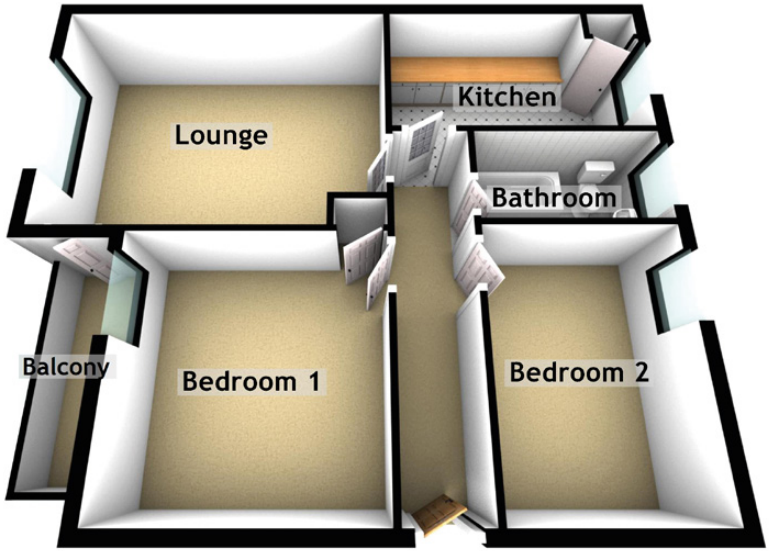






Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.70m (12'2")
Balcony	3.40m (11'2") x 1.30m (4'3")
Kitchen	3.90m (12'10") x 2.10m (6'11")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.40m (4'7")

Gross internal floor area (m^2): 64m^2 | EPC Rating: C

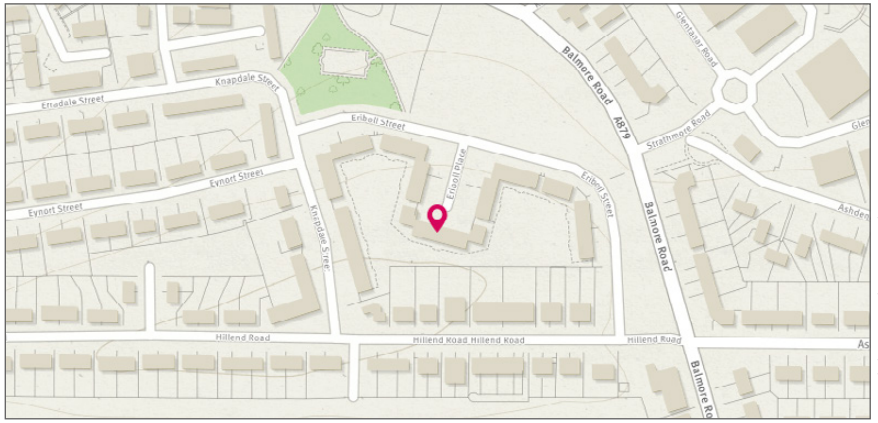


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Part Exchange Available

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