




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

11/4 Northland Avenue

SCOTSTOUN, GLASGOW, G14 9BN

11/4 Northland Avenue

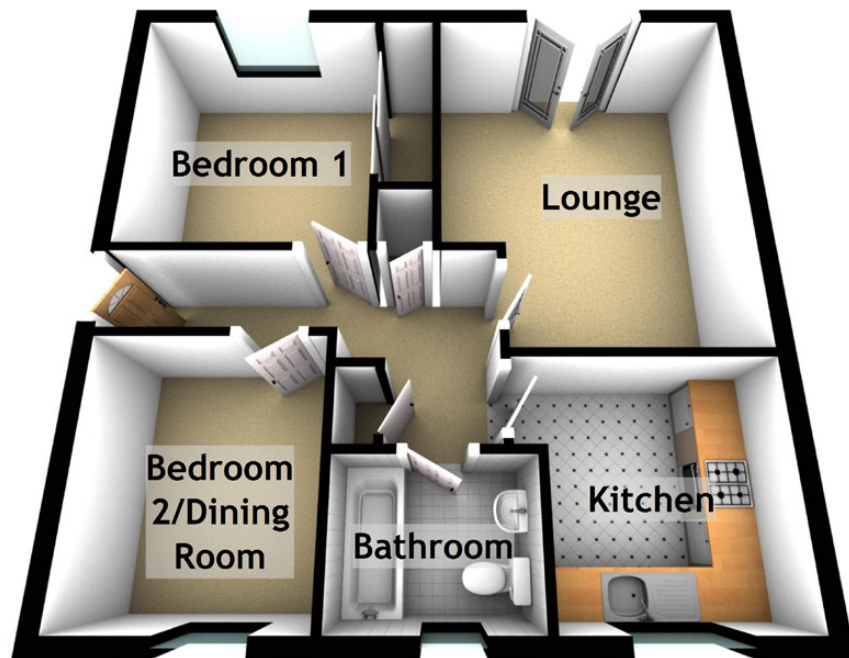
Perfectly located, in the favoured Scotstoun district of Glasgow's West End, this great apartment is within easy access to all local shops, transport and education facilities. Nearby Dumbarton Road gives good access through to the West End, city centre, Clyde Tunnel, expressway and motorway links to the Central Belt. The fabulous 'SSE Hydro', Scotland's newest concert venue, is a mere ten minute taxi ride away. This excellent apartment would suit a range of new owners from first time buyers or 'canny' buy-to-let investors. The high demand for quality accommodation in this area is further generated by health service employees at the nearby Golden Jubilee Hospital. The property is also in the catchment area for Jordanhill School.

Part exchange available – we are delighted to offer to market this walk in condition two bedroom flat. Internally the accommodation is in excellent decorative order throughout.

Accommodation comprises: an entrance hallway with two storage cupboards, leading to a bright and airy lounge with two large windows, which due to its shape, would suit a range of different furniture options. The kitchen comprises of floor to ceiling units, electric hob, cooker hood and double oven, space for fridge-freezer, washing machine and tumble dryer. There are two double bedrooms in this apartment both are bright and airy and offer excellent furniture configurations, the master bedroom comes complete with built in wardrobes. The bathroom is fresh and contains wash hand basin and w/c, an electric shower over the bath, ensuring lots of instant hot water for long refreshing showers.

The apartment is always warm and comfortable courtesy of the gas central heating and double-glazing. There is convenient parking provided for the residents adjacent to the apartment. Early viewing is advised for those seeking a great first property, sound By-To-Let investment and an extremely comfortable place to call home.



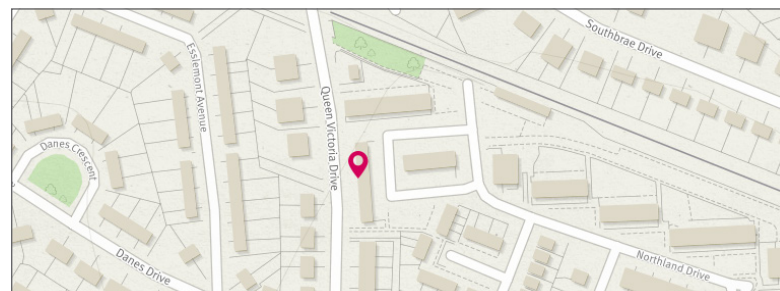


Approximate Dimensions
(Taken from the widest point)

Lounge	4.19m (13'9") x 3.39m (11'1")
Kitchen	2.57m (8'5") x 2.37m (7'9")
Bedroom 1	3.00m (9'10") x 2.76m (9'1")
Bedroom 2/Dining Room	2.79m (9'2") x 2.36m (7'9")
Bathroom	1.99m (6'6") x 1.69m (5'7")

Gross internal floor area (m²) - 48

EPC Rating - C



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
GRAEME NIMMO
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk