




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

1/2 51 Albert Avenue
QUEENS PARK, GLASGOW, G42 8RA

1/2 51 ALBERT AVENUE

51 Albert Avenue is positioned within walking distance of shops and amenities upon Pollokshaws Road, Victoria Road or indeed in central Shawlands, where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer's store at Queens Park, the Morrison's store at Crossmyloof or the Silverburn Shopping Centre at Pollok, a short drive to the West.

Queen's Park itself is a beautiful Sir Robert Paxton creation, which offers something for everyone, from manicured lawns, sport and recreational facilities, boating pond, glasshouse and extensive views across the city towards the Campsie Fells and Ben Lomond. Frequent public transport services (bus and rail - within a short stroll) provide commuter access to the city centre.

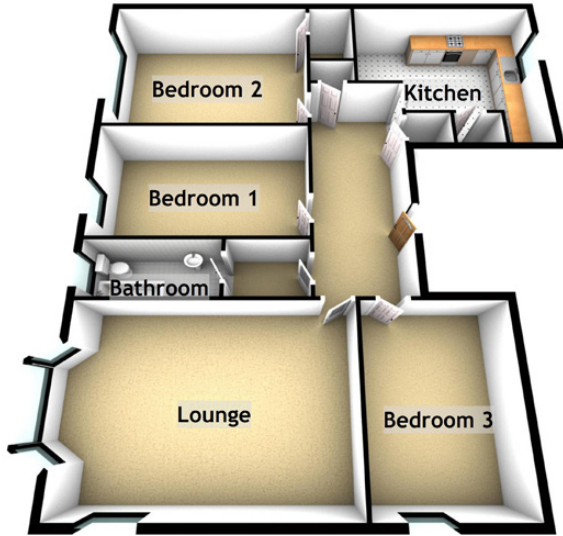
Part Exchange available. We are delighted to offer to the market this charming period property set in the ever popular area of Queens Park. The community is thriving here, offering a great place to call home along with fantastic accommodation which still retains its stunning period features. The lounge has a fantastic sense of space and benefits from light flooding in from the large bay window. There are two large and very handy storage cupboards off the hallway, which all help to ensure a clutter free apartment at all times. The large kitchen diner offers great dining space, benefitting from a great range of oak units with a gas hob and electric oven. There is ample room for a large fridge freezer, and washing machine.

As you would expect with a property like this the bedrooms are just unbeatable in terms of living space, and all have fantastic room available for free standing furniture. The bathroom benefits from a thermostatic shower over the bath, offering an endless supply of piping hot water for long refreshing showers. The apartment is kept warm, comfortable and secure courtesy of the double glazing, gas central heating and secure entry system.

There is also great communal garden space to the rear of the property. All in all it's not difficult to see why these apartments remain eternally popular and this one is sure to follow that trend. Early viewing is advised for this great apartment that makes a solid Buy-to-Let investment or a really great place to call home.



SPECIFICATIONS

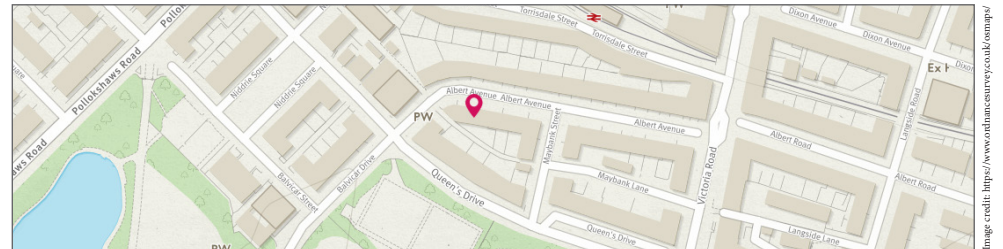


Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.70m (15'5")
Kitchen	5.00m (16'5") x 4.50m (14'9")
Bedroom 1	4.50m (14'9") x 3.10m (10'2")
Bedroom 2	4.50m (14'9") x 3.90m (12'10")
Bedroom 3	4.50m (14'9") x 3.50m (11'6")
Bathroom	3.30m (10'10") x 1.40m (4'7")

Gross internal floor area (m²) - 124m²

EPC Rating - C



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Part
Exchange
Available

Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BRYONY STEWART
Designer

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