





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

Lower Flat, 18 West End Park Street

GLASGOW, G3 6LG











Part Exchange available. This fantastic apartment is ideally placed for those who love the city life. Perfect for both working and socialising, offering not only a great location but also great transport links to the M8/M74 motorways (five minutes drive) and M77 allowing access to all corridors of central Scotland. Glasgow airport is only fifteen minutes away by car/taxi.

For those who love to indulge in a little retail therapy, the city boasts a plethora of some of the best brand names available anywhere in the UK. Some of the most iconic landmarks Glasgow has to offer are right on your doorstep, including Scotland's newest music/concert venue The Hydro, less than ten minutes walk away. Glasgow's trendy West End is also less than ten minutes away with its seemingly limitless choice of fine restaurants, bars and cafe's.

We are delighted to bring to the market, this charming and completely unique lower cottage period apartment, set in one of Glasgow's most popular areas. Nestled beautifully and very securely in between traditional tenement buildings, this property is one of a kind. The property has benefited from a steady stream of upgrades by the current owners, offering modern and very comfortable accommodation, set within a traditional and completely unique building for the new owner to enjoy.

Accommodation comprises a bright and spacious lounge/diner with an inset fireplace, there is a real feeling of relaxation in this charming room. The kitchen is lovely, finished in clean white gloss fitted units, it offers a great place for the chef to serve up a fantastic meal. Well appointed, with an electric oven, gas hob and space for a washing machine and fridge freezer (free-standing appliances may be available by separate negotiation). The tiled bathroom is very well appointed and a real wow. Beautifully tiled, fresh and bright has a white suite and a large shower enclosure with an electric shower. There is always a consistent supply of instant hot water for long refreshing showers. There are two spacious bedrooms in this lovely apartment, both with plenty of space for free standing furniture. The apartment is kept warm and comfortable via the gas central heating.

Secure entry is via the door at the tenement entrance, parking is on-street. This is a great example of a rarely available property which would make a truly great place to call home or a sound buy to let investment property. Early viewing is strongly advised.



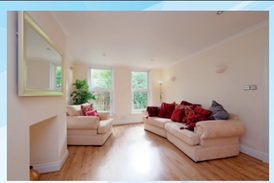




18 WEST END PARK STREET

"...Nestled beautifully and very securely in between traditional tenement buildings, this property is one of a kind..."



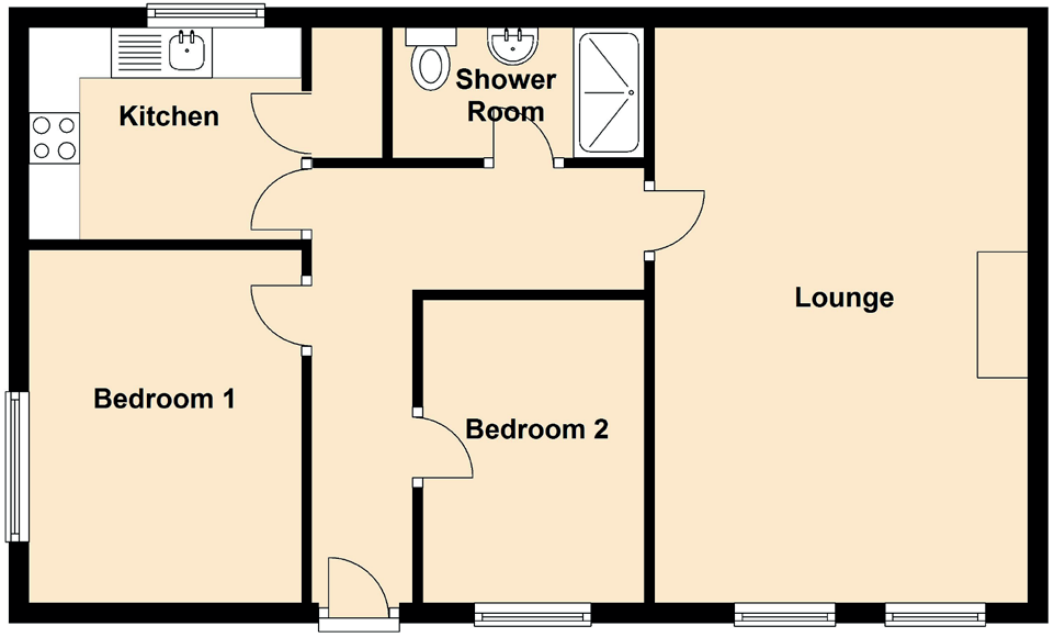








SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18′8″) x 3.70m (12′2″)
Kitchen	2.70m (8′10″) x 2.10m (6′11″)
Bedroom 1	3.50m (11′6″) x 2.70m (8′10″)
Bedroom 2	3.00m (9′10″) x 2.20m (7′3″)
Shower Room	2.50m (8′2″) x 1.20m (3′11″)

Gross internal floor area (m^2) - $69m^2$

EPC Rating - D

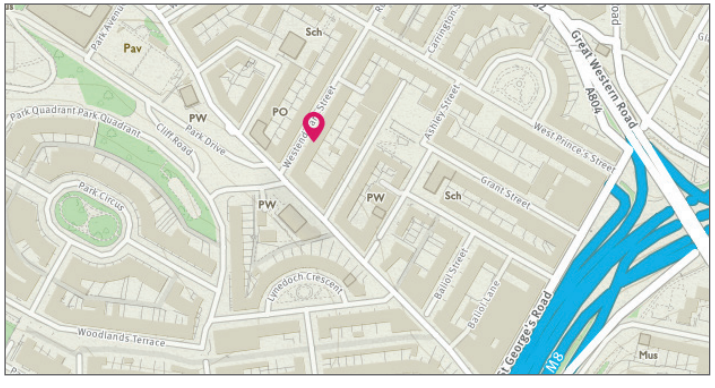


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal

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. 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.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 in association with THE SUNDAY TIMES THE TIMES



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer