




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

0/2, 697 Cathcart Road

GLASGOW, G42 8UA

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The property is positioned within walking distance of shops and amenities all along Cathcart Road. Further afield, Victoria Road and Kilmarnock Road offer thriving coffee shops, restaurants and delicatessens.

More extensive amenities are available at the Morrisons store at Newlands, the Marks and Spencer store at Queens Park or the Asda superstore at Toryglen.

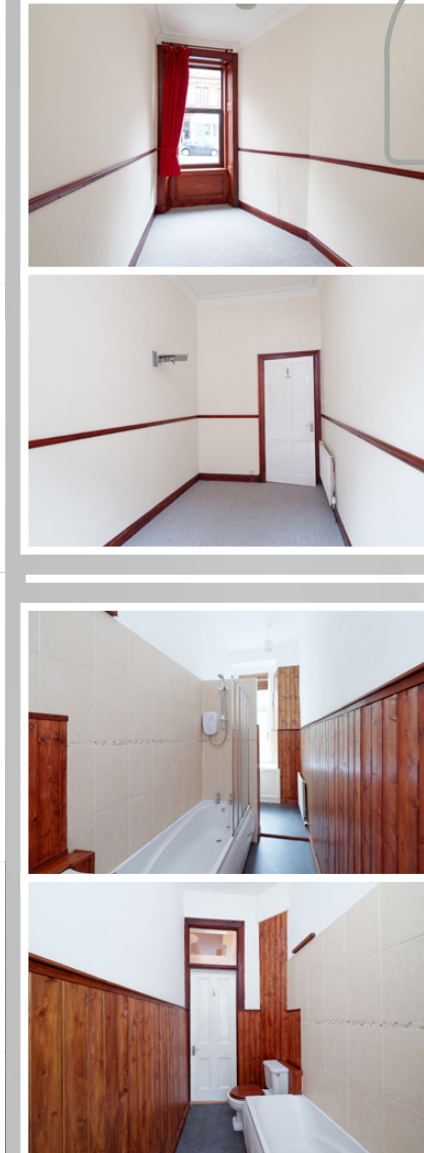
Recreational pursuits are varied, including Queens Park which features nature walks and trails, the Glass House, all-weather football pitches and tennis courts and a fortnightly farmers market can be found. Schooling is available locally at both primary and secondary level. Frequent public transport services provide rapid commuter access to the city centre. The local railway station is also within a short stroll.

McEwan Fraser is delighted to present this two bedroom ground floor flat to the market. The property has recently been refinished and offers a superb blend of period charm and modern convenience. There has been excellent preservation of the period features and character which is balanced by a contemporary modern kitchen and updated bathroom. This traditional tenement flat has an excellent scope for a first-time buyer or investment opportunity and early viewing is highly recommended.

The accommodation is centred around a wide welcoming hallway which enjoys wooden flooring and storage to help with day to day clutter. The main lounge features high ceilings and has retained its original period detailing. Coving and a traditional ceiling rose are offset by beautiful dark woodwork which

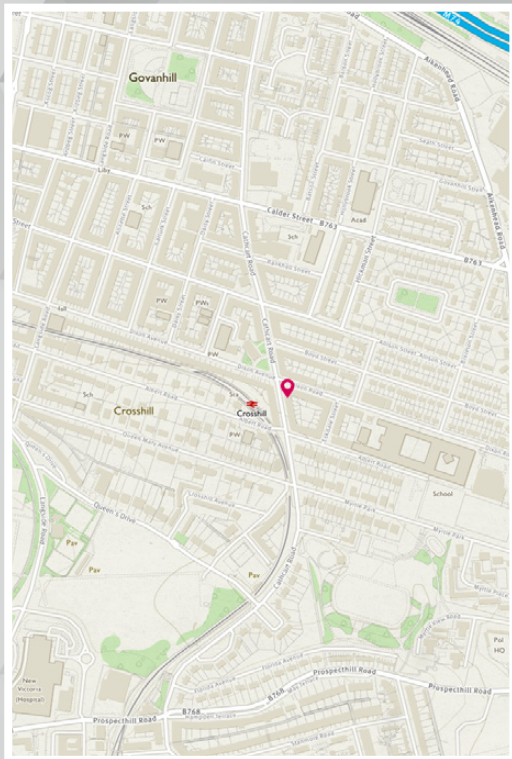
gives the room a real warmth. There is ample space for a variety of furniture configurations giving a purchaser tremendous flexibility. The contemporary kitchen sits behind the lounge and offers white gloss units contrasted against hardwood flooring. There is ample prep and storage space alongside gas hob, electric oven and free standing appliances. There are two bedrooms which can both accommodate double beds and associated furniture. The internal accommodation is completed by the bathroom which contrasts a modern white-suite and tiling with traditional wooden panelling. The bathroom also boasts a window for natural light and added ventilation.

For extra warmth and comfort, the property boasts gas central heating and double glazing.



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Approximate Dimensions (Taken from the widest point)

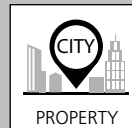
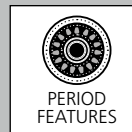
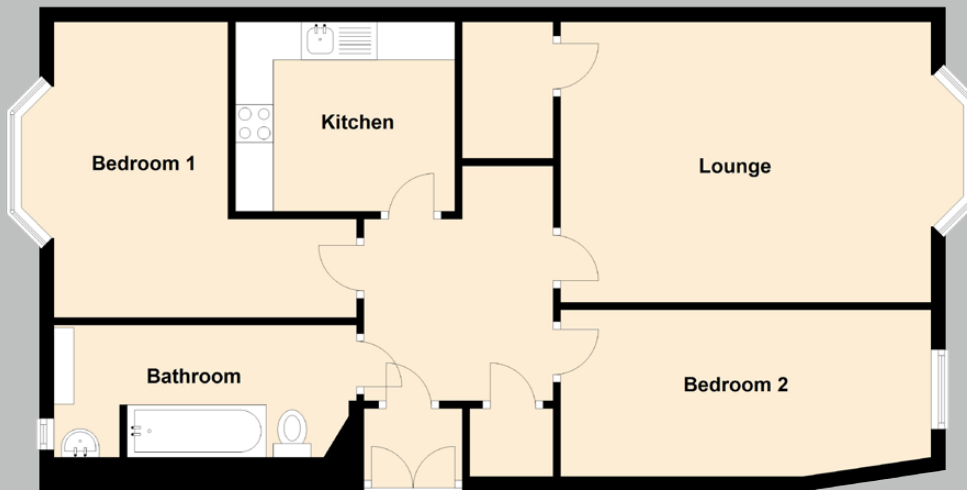
Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 2.30m (7'7")
Bedroom 2	4.90m (16'1") x 2.20m (7'3")
Bathroom	4.00m (13'1") x 1.60m (5'3")

Gross internal floor area (m²):

62m²

EPC Rating:

D



McEwan Fraser Legal
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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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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.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BEN DAYKIN
Designer