




McEwan Fraser Legal
Solicitors & Estate Agents
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0/1 2055 Dumbarton Road

YOKER, GLASGOW, G14 0HX



the local area

The property is situated in the Yoker area to the west of Glasgow, which is a very sought after locale, providing an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found towards Clydebank, within the highly regarded Clydebank Shopping Centre, with an additional retail park offering an extensive range of High Street outlets.

Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and also towards Clydebank. Frequent rail travel can also be found locally, with Garscadden Railway Station just a short stroll from the property. In addition, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway.



**VICTORIA PARK
YOKER PARK
YOKER TRAIN STATION
BRAEHAED SHOPPING CENTRE
SCOTSTOWN STADIUM
XScape**





the property

We are delighted to offer for sale this spacious one bedroom, ground floor flat, situated in the popular location of 'Yoker' with the added benefit of private gardens to the front, side and rear. This property would be a super acquisition for either a first time or an elderly buyer, given its superb spot, offering great commuting links as well as being within a short stroll to all local amenities. The flat has been well designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a modern theme. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality.

In more detail, the property consists of a welcoming entrance hall, with a useful storage cupboard. Immediately impressive lounge/diner, with a picture window to the front aspect, flooding the room with natural light and offering views over the surrounding

area. The kitchen has been fitted to include a good range of floor and wall mounted units, with a complementary worktop. It benefits from an integrated oven, hob and extractor fan and has space for a washing machine and an upright fridge freezer.

There is a well-appointed double bedroom, with ample space for additional free standing furniture, if required. A bathroom suite, with an electric shower over the bath, completes the accommodation.

The flat also benefits from gas central heating to radiators, double glazing and a security entrance system for additional comfort.

Externally, there is a private and fully enclosed garden to the front, side and rear and, in addition, a share of the communal gardens. On-street parking is available in the immediate vicinity.



the bathroom and bedroom



floor plan dimensions location



RAIL LINKS



LEISURE FACILITIES



LOCAL AMENITIES



BUS LINKS



M8
ROAD LINKS



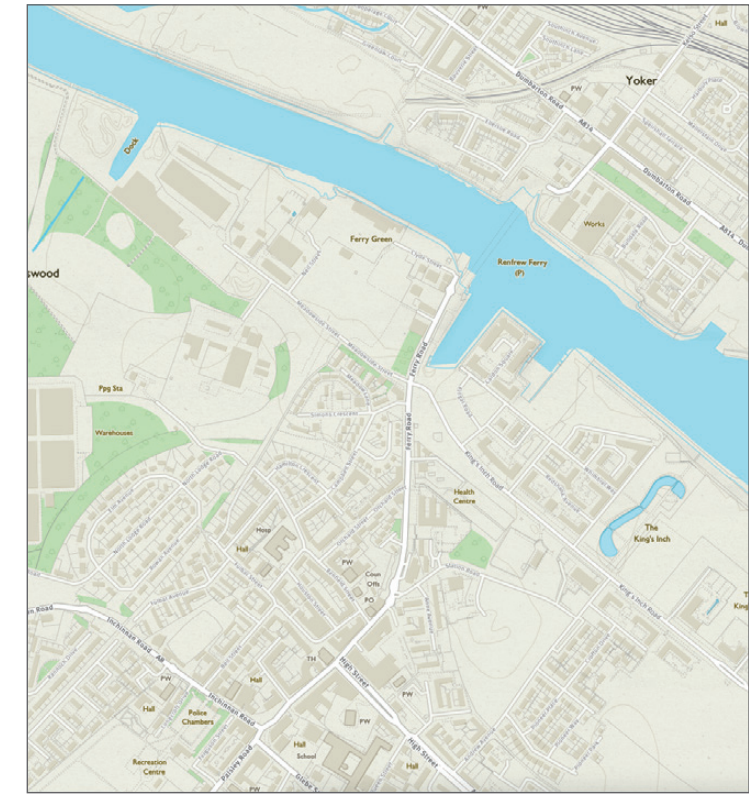
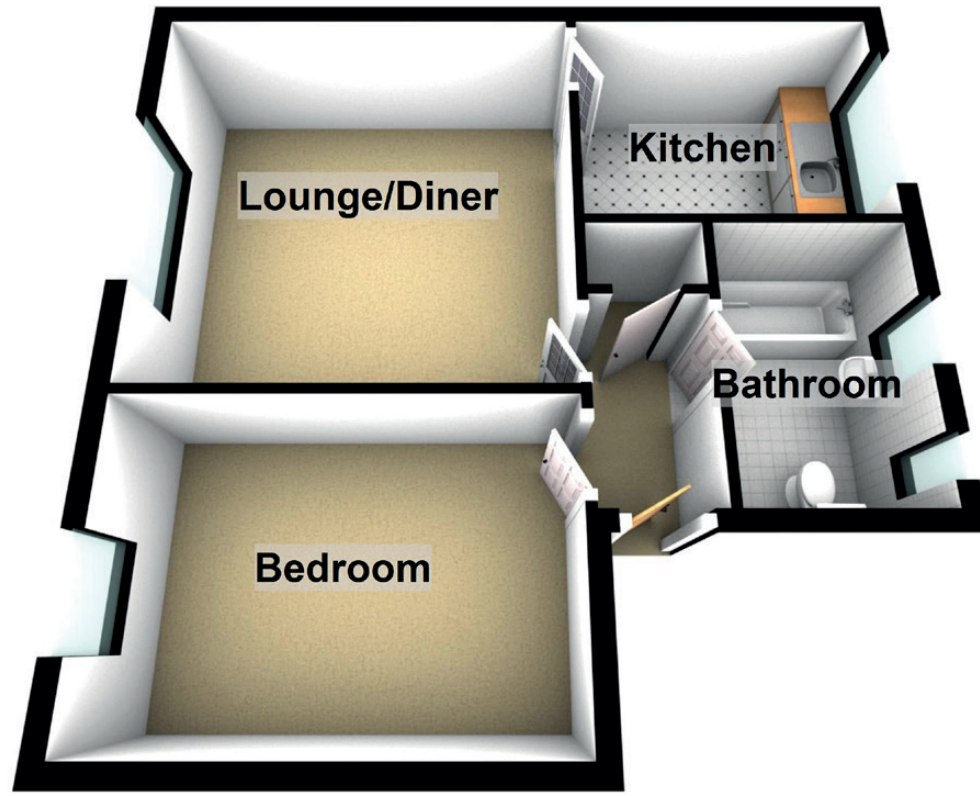
PRIVATE GARDENS

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.00m (9'10") x 2.30m (7'7")
Bedroom	4.10m (13'5") x 2.90m (9'6")
Bathroom	2.70m (8'10") x 1.80m (5'11")

Gross internal floor area (m²) - 45m²

EPC Rating - D






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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
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