





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

Basement Flat 1

1027 SAUCHIEHALL STREET, GLASGOW, G3 7TZ







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The area is well served by transport links, there are also good road networks to the motorway corridors, which together with a frequent bus, rail and underground service, all combine to provide excellent commuter benefits. Glasgow city centre is within a short stroll and, as with most major cities, has a thriving retail sector and a full range of professional and leisure services. Glasgow International Airport is only nine miles to the west and has an increasing number of domestic and European destinations. The district has a pre-school nursery and reputable primary and secondary schools in both the state and independent sectors. The area is also home to Glasgow University. From Sauchiehall Street, it is easy to commute or walk to the city centre, where there are some of the largest private and public sector employers in the west of Scotland.

Kelvingrove Park and The Botanic Gardens provide green space in the city. Both parks follow the meander of the River Kelvin, and both are classic examples of a Victorian Park, their design enhancing and complementing the many magnificent buildings which surround them, including the world renowned Kelvingrove Art Gallery and Museum. It is possible by permit to fish for trout and migratory species in the River Kelvin.

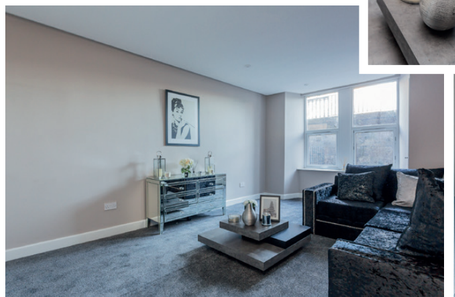
















Part Exchange Available - We are delighted to bring to the market this stunning two bedroom basement flat positioned within this handsome red sandstone building in a highly sought after pocket of Glasgow. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are incredibly generous and the accommodation has been arranged to offer both flexibility and a high degree of individuality.

On entering this property, you walk into a large welcoming hallway, providing access to all apartments. An immediately impressive lounge has a range of furniture configurations and space for a small dining table if required. The kitchen has been fitted to include a quality range of modern floor and wall mounted units with a complimentary worktop. It further benefits from a host of integrated appliances. There are two, well-proportioned double bedrooms, both of which allow the flexibility and space for additional free standing furniture if required. A stunning bathroom suite completes the impressive accommodation internally. The flat also benefits from residents parking, electric heating, double glazing and a security door entry system for additional peace of mind and comfort.





BEDROOMS & FAMILY BATHROOM













SPECIFICATIONS / FLOOR PLAN / PROPERTY LOCATION



Approximate Dimensions
(Taken from the widest point)

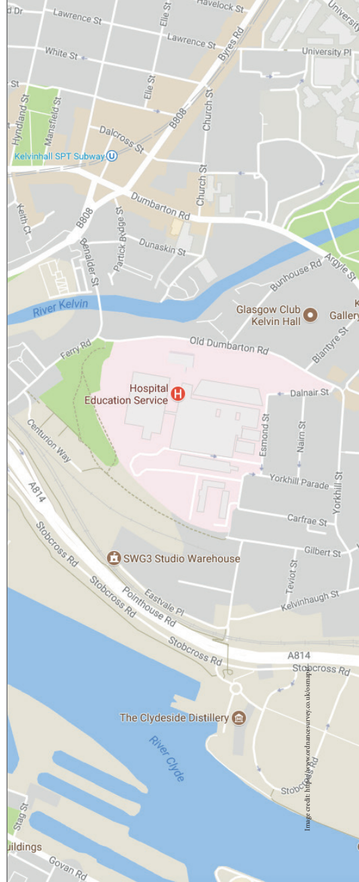
Kitchen	5.10m (16'9") x 1.80m (5'11")
Lounge	5.50m (18'1") x 3.60m (11'10")
Bedroom 1	4.20m (13'9") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bathroom	4.00m (13'1") x 1.60m (5'3")

Gross internal floor area (m^2) : 86m^2

EPC Rating : E

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings.





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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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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.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer