





McEwan Fraser Legal

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Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Yet, even in this distinctive city, there's one place that stands apart from the rest: The West End.

Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

Situated in Kelvinbridge, this flat is in a highly desirable West End location and is just a short distance from a fine selection of amenities on Great Western Road and Byres Road, together with the wonderful, nearby Botanic Gardens.

The property is also close to the underground and Glasgow University. There are good road links to the nearby Clyde Tunnel, Clydeside Expressway and M8 motorway network.

An excellent opportunity has arisen to acquire this highly desirable two bedroom ground-floor flat, making for an ideal city centre residence or Buy-To-Let opportunity while being well located within popular West End of Glasgow. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of; entrance vestibule with a cloak cupboard, internal hallway with two storage cupboards, a lounge with a gas fire and a feature floor-to-ceiling window, flooding the space with natural light and access to the rear garden and a modern, partially tiled kitchen/diner, which benefits from a range of integrated appliances, including a four-ring hob/oven, extractor hood and a further storage cupboard.

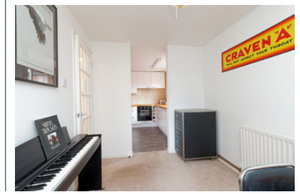
There are two spacious double bedrooms and a three-piece, fully tiled bathroom with an over-head shower.

This property also benefits from; gas central heating, full double glazing, a private and secure rear garden as well as communal garden grounds within the development and more than adequate residents parking to accommodate for residents and visitors alike.

















SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.20m (10'6")
Kitchen	3.00m (9'10") x 2.30m (7'7")
Dining Area	3.30m (10'10") x 2.30m (7'7")
Laundry/Utility Room	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m^2): 70m^2 | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

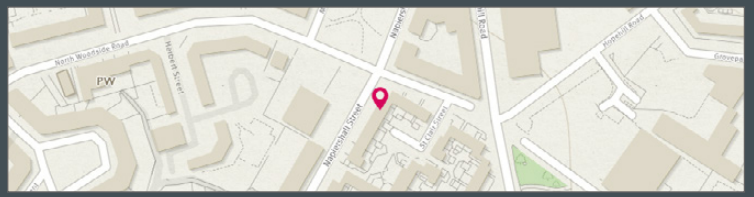


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Part Exchange Available

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



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