




McEwan Fraser Legal

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Merchants Gate

69 SPRINGKELL AVENUE / POLLOKSHIELDS / GLASGOW / G41 4NU

MERCHANTS GATE IS SITUATED IN THE HIGHLY SOUGHT AFTER LEAFY GARDEN SUBURB OF POLLOKSHIELDS IN GLASGOW'S SOUTHSIDE. IT IS WELL LOCATED FOR LOCAL AMENITIES WITH A VARIETY OF SHOPS AND CAFES WITHIN WALKING DISTANCE, CATERING FOR DAY TO DAY REQUIREMENTS. NEARBY STRATHBUNGO AND SHAWLANDS OFFERS A MORE DIVERSE RANGE OF FACILITIES INCLUDING SUPERMARKETS, BANKING, BARS AND COSMOPOLITAN RESTAURANTS. THE AREA BENEFITS FROM FREQUENT PUBLIC TRANSPORT SERVICES BY BOTH BUS AND RAIL CONNECTING POLLOKSHIELDS WITH GLASGOW CITY CENTRE AND OTHER SURROUNDING AREAS. THE M8, M77 AND M74 MOTORWAYS ARE EASILY ACCESSIBLE AND RECREATIONAL ACTIVITIES CAN BE FOUND AT THE NEARBY MAXWELL PARK, POLLOK PARK, QUEENS PARK AND TRAMWAY ARTS CENTRE.



MERCHANTS GATE

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RETIREMENT LIVING IN MERCHANTS GATE. A SELECTION OF ONE AND TWO BED APARTMENTS SET WITHIN A FANTASTIC DEVELOPMENT
SITUATED IN THE HIGHLY SOUGHT AFTER POLLOKSHIELDS DISTRICT TO THE SOUTH SIDE LOCALE

PART EXCHANGE AVAILABLE. COMING SOON TO POLLOKSHIELDS, SELLING OFF PLAN FROM SUMMER 2018. MCEWAN FRASER LEGAL ARE DELIGHTED TO OFFER ONE AND TWO BED APARTMENTS SET IN THE FANTASTIC MERCHANTS GATE DEVELOPMENT. THIS DEVELOPMENT COMPRISES 56, SELF-CONTAINED ONE AND TWO BEDROOM APARTMENTS ON THREE FLOORS, SERVED BY A LIFT. IT IS PURPOSE BUILT FOR RETIREMENT AND EACH APARTMENT BOASTS A HOST OF FEATURES TO INCLUDE AN ENTRY PHONE AND COMMUNICATION TO THE HOUSE MANAGER BY MEANS OF AN INTERCOM AND EITHER A PRIVATE PATIO, JULIET BALCONY,OR WALK OUT BALCONY FROM THE LIVING AREA.

THIS PURPOSE BUILT DEVELOPMENT SPECIALISES IN THE RETIREMENT LIFESTYLE. THIS MEANS THAT THE FEATURES DESIGNED INTO MCCARTHY & STONE'S DEVELOPMENT COULD BE OF PARTICULAR INTEREST TO YOU. THE PROCESS BEGINS FROM THE MOMENT MCCARTHY & STONE PLAN THE LOCATION OF A NEW SCHEME, RIGHT THROUGH TO THE DETAIL TOUCHES THAT PROVIDE PRACTICALITY AND EASE OF MAINTENANCE WITH THE OLDER HOME BUYER IN MIND.

THE ENTRANCE FOYER WILL SET THE TONE FOR THE REST OF THE BEAUTIFUL ACCOMMODATION THAT THE DEVELOPMENT HAS TO OFFER. ON THIS FLOOR YOU WILL DISCOVER A WELL MAINTAINED HOMEOWNERS' LOUNGE AND GUEST SUITE FOR VISITING FRIENDS AND FAMILY.

MERCHANTS GATE OFFERS INDEPENDENT LIVING WITH THE TYPE OF SUPPORT YOU NEED TO PROVIDE ADDED PEACE OF MIND SUCH AS CAMERA ENTRY AND 24 HOUR EMERGENCY CALL SYSTEM AND HOUSE MANAGER, WHO TAKES CARE OF THE DAY TO DAY RUNNING OF THE DEVELOPMENT.



THERE ARE A HOST OF ONSITE FACILITIES SUCH AS:

- HOMEOWNERS' LOUNGE FOR RELAXING AND MEETING FRIENDS
- GUEST SUITE IDEAL FOR VISITING FRIENDS AND FAMILY
- CAMERA ENTRY AND 24 HOUR EMERGENCY CALL SYSTEM FOR ADDED PEACE OF MIND
- GREAT LOCATION WITH EASY ACCESS TO GLASGOW CITY CENTRE
- HOUSE MANAGER WHO TAKES CARE OF THE DAY-TO-DAY RUNNING
- BEAUTIFUL GARDENS ALL YEAR ROUND

IMAGES ARE OF A SHOW HOME AND ARE FOR ILLUSTRATIVE PURPOSES ONLY



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