




McEwan Fraser Legal

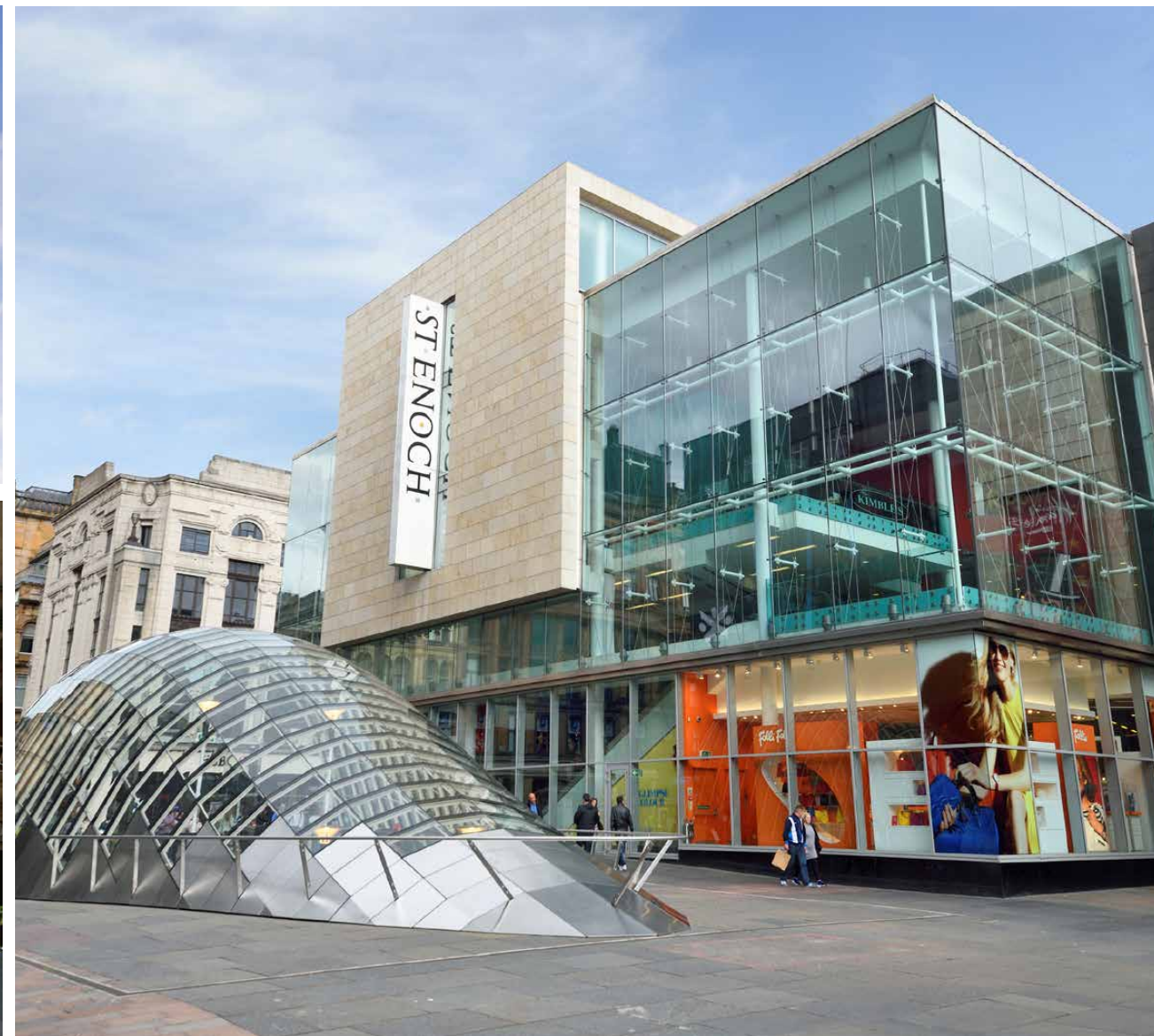
Solicitors & Estate Agents

0141 404 5474

15A Rosslyn Terrace

HYNDLAND, GLASGOW, G12 9NA

HYNDLAND, GLASGOW



15A ROSSLYN TERRACE

Dowanhill is one of the West End's most sought after residential areas. You are mere minutes away from the bars, restaurants and shops along Byres Road. There are also excellent transport links along Great Western Road and via Hyndland train station. Recreational pursuits are virtually endless and the Botanic Gardens are virtually on your doorstep. The area also has access to the major universities and a range of state and independent schooling.

McEwan Fraser is delighted to present this superb, two double bedroom, duplex main door flat to the market. Boasting very generous proportions, the property is arranged over the lower ground and garden levels of a stunning traditional sandstone terrace. The property has been a well-loved family home for over 50 years and there is fantastic scope for modernisation and internal remodelling. The property also enjoys access to a generous communal rear garden. Internal viewing is absolutely essential to appreciate the proportions on offer.

Externally, steps from street level take you to a private courtyard and your own front door. On entering, the kitchen is currently on your right and a fantastic main lounge is on your left. The lounge is a simply phenomenal space with high ceiling and huge floor space. To the rear of the lounge, a small hallway gives access to the main bedroom and the bathroom. Stairs from the main lounge lead down into a spacious dining area. The dining area gives access to the second double bedroom and a massive storage room which has played host to a billiard table. There is also access to the communal close and rear garden.

This is a truly spacious apartment and internal viewings is a must to appreciate the proportions on offer.





SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Basement

Bedroom 2	5.40m (17'9") x 4.00m (13'1")
Dining Room	5.30m (17'5") x 3.30m (10'10")
Basement Store Room	5.30m (17'5") x 4.40m (14'5")

First Floor

Lounge	6.70m (22') x 5.40m (17'9")
Kitchen	4.14m (13'7") x 3.40m (11'2")
Bedroom 1	4.00m (13'1") x 0.49m (1'7")
Bathroom	3.58m (11'9") x 3.20m (10'6")

Gross internal floor area (m²): 152m²

EPC Rating: E





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer