




McEwan Fraser Legal

Solicitors & Estate Agents

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ANNIESLAND, GLASGOW, G13 1YR

This fantastic apartment is ideally placed for those who like to be close to and within easy reach of all the excitement of the city, whilst still enjoying an idyllic and very tranquil area. Perfect for both working and socialising.

This property is not only in a prime location but has great transport links to the M8/M74/M77 motorways, all within a few minutes drive away.

Glasgow's thriving city centre is a mere ten-minute taxi ride away offering a huge choice of fine restaurants, bars, cafés and the world famous 'Style Mile' not to mention the trendy Byres Road area and the Merchant City, both less than ten minutes away.

Also conveniently located for students, Strathclyde University, Glasgow Caledonian University and all City of Glasgow College campuses are all within easy reach.



We are delighted to offer to the market a fantastic interior design and makeover opportunity, set in the ever-popular West End location of Anniesland. This spacious apartment will hold particular appeal for anyone with a flair for interior design and with the imagination and vision to see how a new sleek designer kitchen and a sumptuous new bathroom along with a decorative remodel will take this spacious apartment to another level of comfort and desirability for 21st-century living.

The accommodation comprises of a spacious lounge/diner with light flooding in from the large windows and allowing the room to enjoy an unusually high level of light and airiness that's very appealing and relaxing. The balcony area offers a great space to sit and enjoy a well-earned glass of wine after work or a coffee before you head out for the day. The kitchen contains light wood units with a gas hob and an electric oven with integrated appliances including a washing machine, fridge freezer and dishwasher. The spacious hallway offers storage cupboard

space to keep the apartment clutter-free. The bathroom contains a shower enclosure with an electric shower and a white suite. The three double bedrooms are bright and spacious with plenty of room for free standing furniture, for added convenience two of them contain built-in storage space. The apartment is always warm, comfortable and secure, courtesy of the double glazing, gas central heating and close door secure entry system.

Residents parking is on-street and the rear communal drying area is ideal. Also located to the rear is the popular Anneisland Meadow, a well known and popular outdoor area used by residents to enjoy a bit of fresh air or walk the dog.

This is a truly great opportunity for anyone who likes to put their unique mark on their own interior Grand Design. Early viewing is strongly advised for anyone looking for an easy project or indeed Buy-to-Let investors looking for a sure-fire investment with the added benefits of a very popular West End location.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.83m (15'10") x 4.14m (13'7")
Kitchen	3.90m (12'10") x 2.30m (7'6")
Bedroom 1	4.80m (15'9") x 3.90m (12'10")
Bedroom 2	4.73m (15'6") x 3.82m (12'6")
Bedroom 3	3.70m (12'2") x 3.00m (9'10")
Bathroom	4.00m (13'1") x 1.67m (5'6")

Gross internal floor area (m²): 95m²

EPC Rating: E

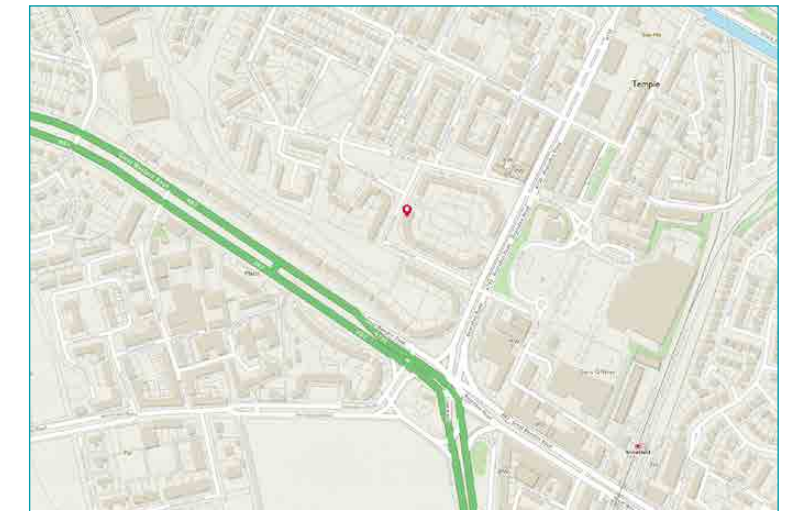


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