



THE LOCATION

GLASGOW, G51 3AQ

McKechnie Street is set in the ever-popular location of Govan. It benefits from great transport links via bus and underground to the city centre, in less than ten minutes, making it a very handy and popular location.

The M8, M74, M77 motorways and the Clyde Tunnel are all within approximately five-minute drives, meaning that all areas of the city and west-central Scotland are easily within reach. Amenities and shopping are abundant, all within a short distance.



FLAT 1/2. 2 MCKECHNIE STREET

GLASGOW, G51 3AQ

We are delighted to bring to the market, this fantastic two-bed apartment, set in a very popular area of Glasgow.

The accommodation on offer is presented in true walk-in condition and is perfect for any young person or couple. Alternatively, it would make an absolute sure-fire Air BnB or Buy-To-Let investment, especially given the proximity to the hospital.

The spacious accommodation comprises of a fantastic lounge/diner with large windows that flood the room with daylight and create a real sense of peace. The shape and size of the room allow for several combinations for furniture layouts and there's ample room for a dining table if required.

The bright galley style kitchen is very fresh, it comes with a good range of cabinets, and is perfect for the apartment. Complete with a gas hob, electric oven, stainless steel filter hood, with ample space for the free-standing fridge freezer, washing machine, and dishwasher. The small breakfast bar is ideal for grabbing a coffee before heading out for the day.

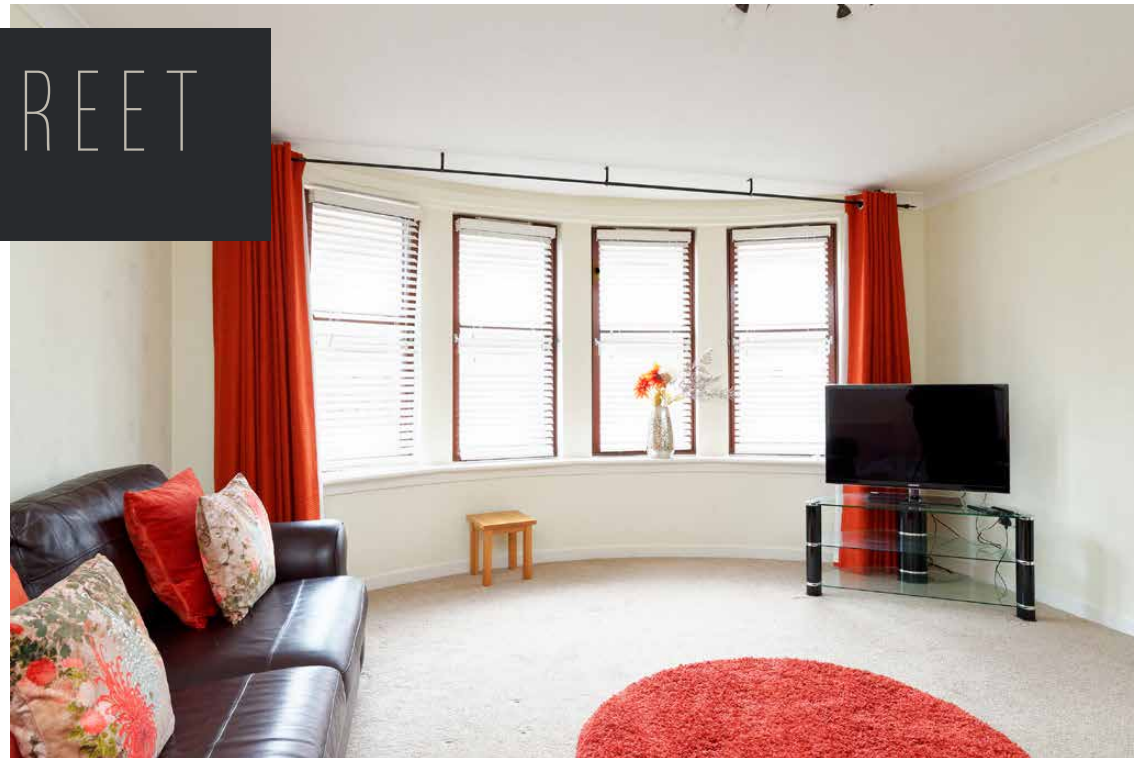
Freestanding appliances may be available by separate negotiation.

The tiled Shower room is very appealing, modern and fresh, complete with a large standalone shower cubicle with an electric shower.

Both bedrooms are spacious and welcoming with ample space for free standing furniture.

There is a large walk-in cupboard off the hallway that helps keep everything in its place. The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system. Residents' parking is to the rear of the building.

Early viewing is strongly advised for anyone looking for a very stylish apartment, in an eternally popular area, with all the hard work already done.





SPECIFICATIONS & INFO

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.30m (14'1")
Kitchen	4.00m (13'1") x 2.90m (9'6")
Bedroom 1	3.90m (12'10") x 2.50m (8'2")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Shower Room	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²): 77m²

EPC Rating: B

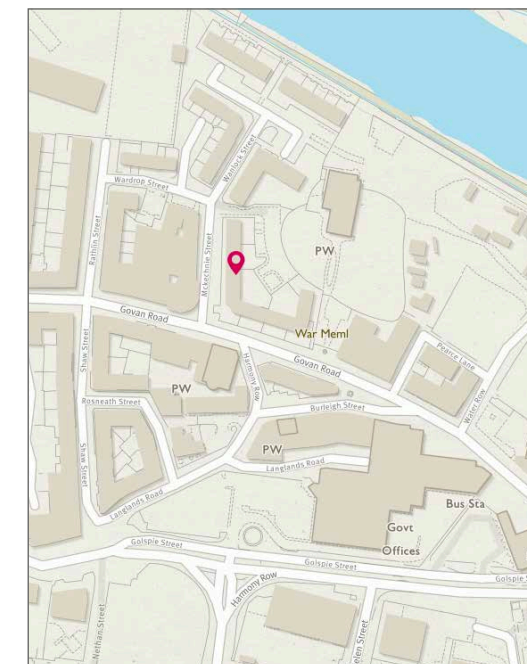
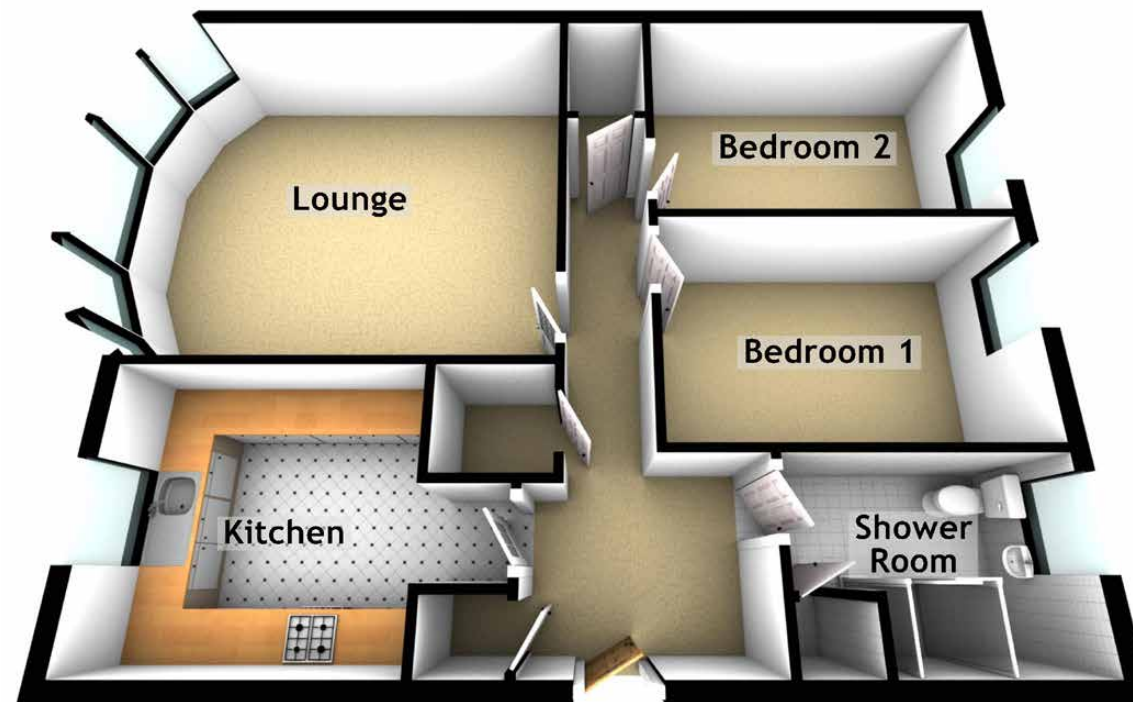


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer