

12 Bolivar Terrace

GLASGOW, G42 9AR



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Excellent two bed main-door apartment, fully upgraded,
walk-in condition, small front garden space, Mount Florida*



Mcewan Fraser Legal are delighted to offer to the market this truly excellent two-bedroom apartment. The property has undergone a refurbishment by the current owners and it's been completed to a fantastic standard. The upgrades include a new kitchen, new bathroom, new en-suite, new radiators, plastering and new flooring. This walk-in property is now ready for new owners to move in and start enjoying it.

THE LOUNGE



The accommodation consists of a bright and spacious lounge/diner, benefiting from a large bay window allowing lots of natural light to fill the room. The tall ceilings and abundance of light and space all help to create a very relaxing ambience seldom found in more modern apartments. It is clear to see this spacious room would suit a number of furniture configurations.

THE KITCHEN



The stylish new kitchen is well-appointed with a good range of white wood units, with an integrated gas hob, electric oven and fridge. The breakfast bar is ideal for busy work mornings when time is at a premium.





There are two good size bedrooms in this apartment, both benefit from lots of natural light and more than ample space for freestanding furniture. The master contains an ensuite toilet and sink. The bathroom is thoughtfully themed in a classic Victorian style, finished nicely in trendy 'metro' tiles, with a white suite containing an electric shower over the bath and also ensuring there's always plenty of instant hot water for refreshing showers. The period-themed radiator looks very stylish and helps to ensure there's always a warm towel on hand just when you need it. The apartment also benefits from a large storage/workspace area off the hallway.

THE BATHROOM



BEDROOM 1



BEDROOM 2



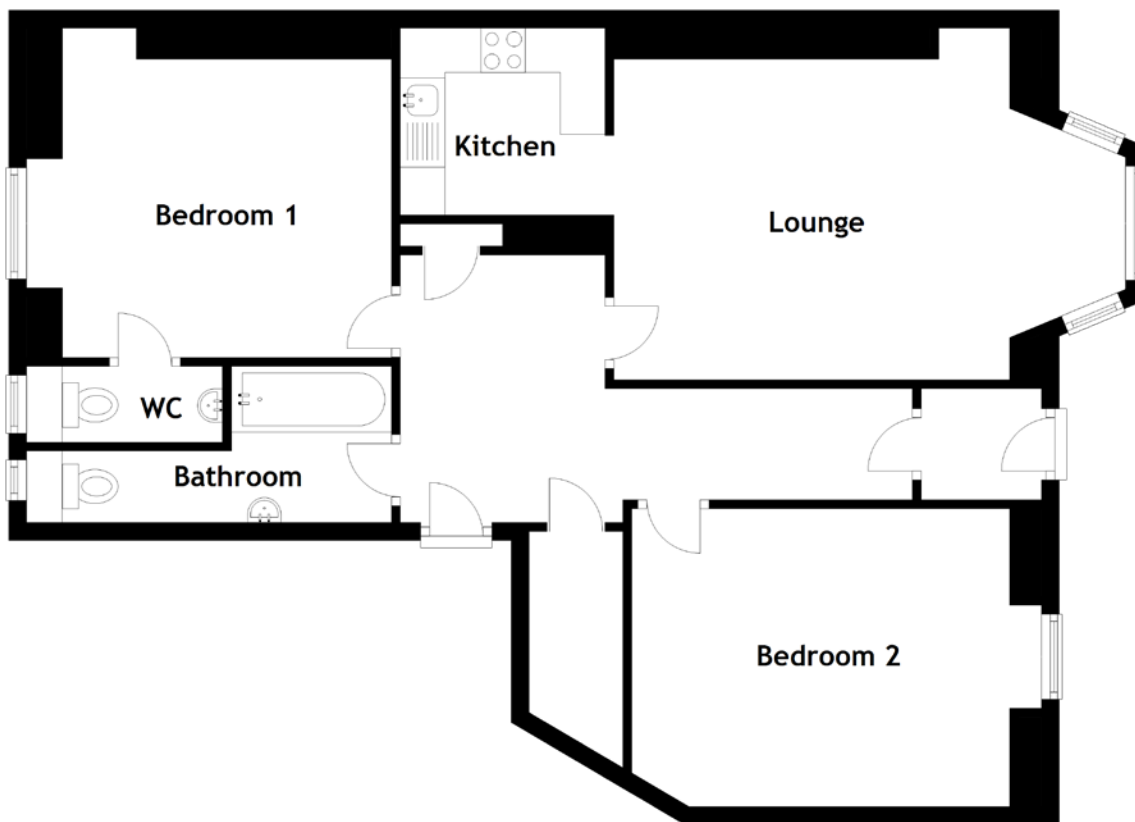
Gas central heating with beautiful classic column radiators along with double glazing help to keep the apartment warm and comfortable. Parking is on-street and there is also excellent communal space to the rear, along with a small area of front garden space.

The location and the apartment are both very cool and trendy, making this a perfect apartment for first-time buyers, and young couples. Alternatively, it would make a solid Buy to Let investment property. Early viewing is strongly advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



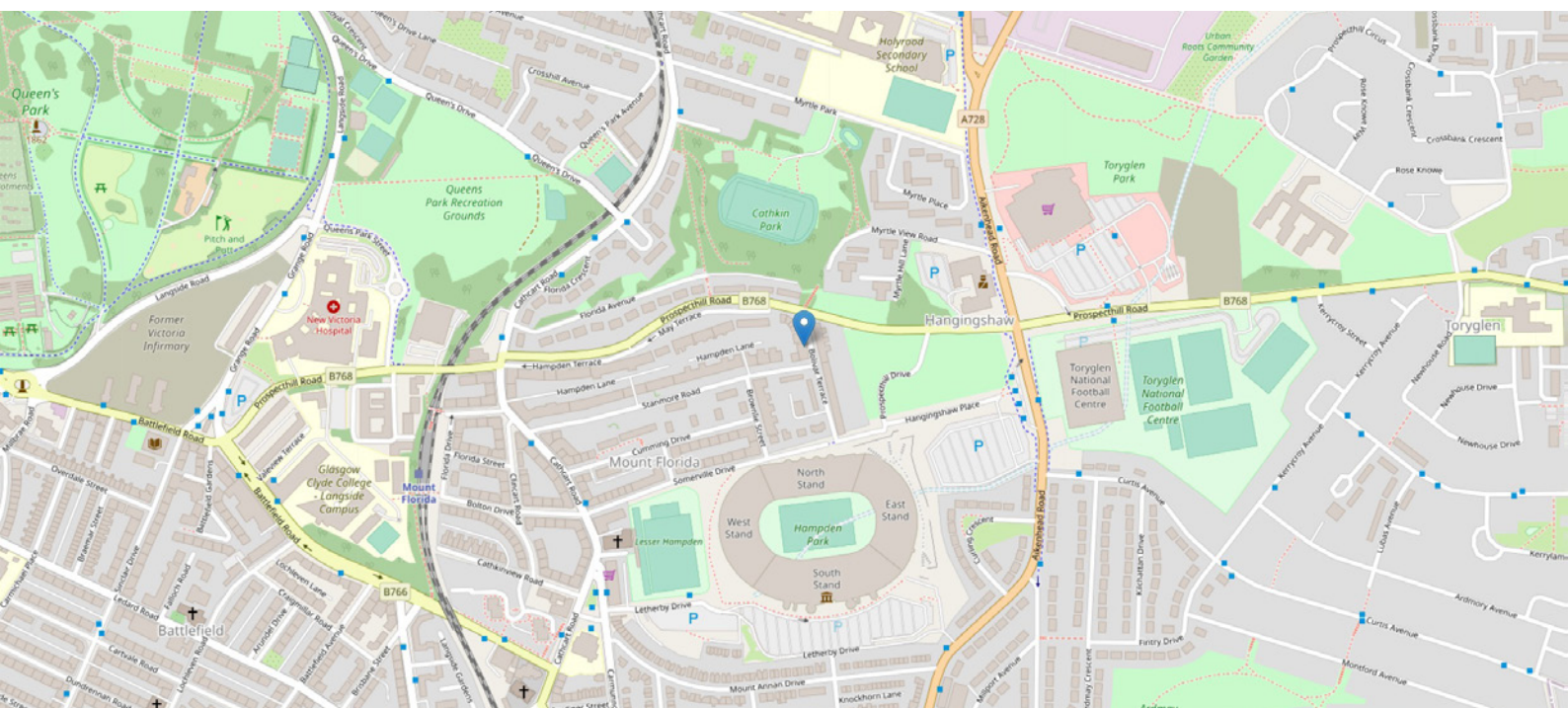
Approximate Dimensions
(Taken from the widest point)

Lounge	5.75m (18'11") x 3.60m (11'10")
Kitchen	2.30m (7'7") x 2.10m (6'11")
Bedroom 1	4.10m (13'6") x 3.35m (11')
Bedroom 2	4.25m (13'11") x 3.35m (11')

WC	1.80m (5'11") x 0.85m (2'9")
Bathroom	4.00m (13'1") x 1.60m (5'3")

Gross internal floor area (m²): 76m²
EPC Rating: D

Buyer's Premium Value: £ 2600.00



THE LOCATION

No. 12 Bolivar Terrace in the popular area of Mount Florida is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand.





It is a mere fifteen minutes to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There are an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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