



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



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This well presented 2-bedroom flat is the ideal home for a professional couple or even a canny Buy to Let investor



McEwan Fraser Legal are delighted to present this excellent 2-bedroom second-floor flat to the market. Well finished with modern and tasteful decoration throughout this property is sure to have wide appeal in such a popular location. With ample on-street parking on Dumbarton Road, we access the property by way of a main close door with secure entry. Entering the property itself we find a bright and spacious hallway with grey carpeting that extends to the lounge and both generous bedrooms.

THE LOUNGE



The generous lounge is both bright and spacious and benefits from a large bay window to the front. Its dimensions mean it can easily accommodate a variety of furniture configurations.

THE KITCHEN



The modern fitted kitchen has grey flooring contrasting nicely with contemporary black worksurface over an ample number of white base and wall-mounted units. There is a gas hob and electric oven with an extractor and the generous worksurface makes this the ideal space for any aspiring chef to prepare a tasty meal. It further benefits from a free-standing washing machine and fridge freezer.



The bathroom is both bright and modern and the grey flooring and white tiled walls and a modern white suite. A reliable Triton shower over the bath ensures the option of a refreshing shower or a long soak in the tub are both available options. Both bedrooms are generous doubles in proportion and both boast ample room for plenty of free-standing furniture. The attic space is private access for this property and offers ample storage space above the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



This is an excellent example of such a property in this desirable area of the city and early viewing is strongly recommended for what is sure to be a popular listing.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



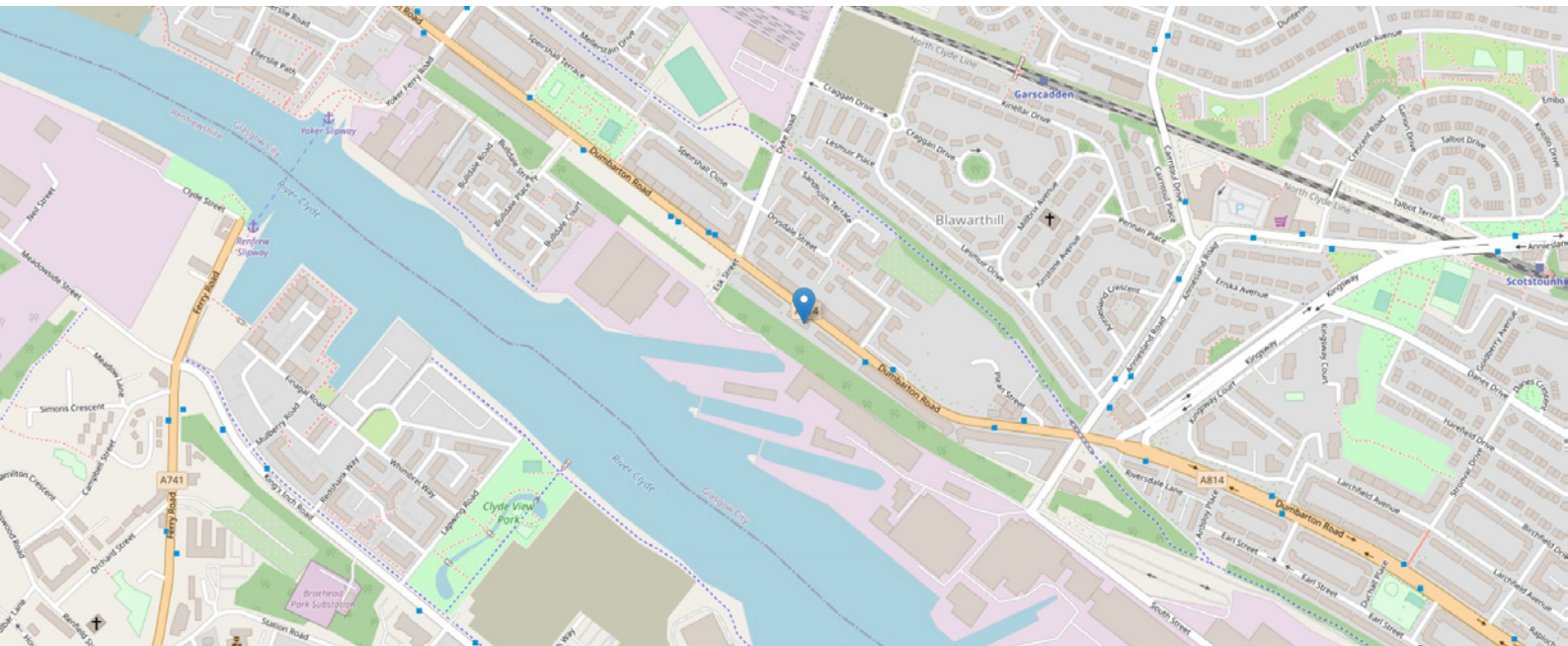
Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.20m (7'3")
Bathroom	3.10m (10'2") x 1.60m (5'3")
Bedroom 1	4.40m (14'5") x 3.40m (11'2")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")

Gross internal floor area (m²): 60m²
EPC Rating: D

Buyer's Premium Value: £1250.00

Extras (Included in the sale): Some items may be available through separate negotiation.



THE LOCATION

The property is situated on Dumbarton Road in Glasgow, providing an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found towards Braehead shopping centre which is approximately 3.5 miles away and Glasgow City Centre is approximately 5.5 miles away. providing excellent facilities from shopping, bars, restaurants and much more.





Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and also towards Clydebank. Frequent rail travel can also be found at Partick Railway Station a short journey away. In addition, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway. Victoria Park is a short walk away. Whiteinch nursery and Whiteinch primary school are also within a short walking distance.



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