

# 2/1, 56 Eastwood Avenue

SHAWLANDS, GLASGOW, G41 3NS



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



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McEwan Fraser Legal is delighted to present this exquisite 1-bedroom flat which epitomizes urban living at its finest. With an excellent condition and an enviable location, this property offers a unique blend of comfort, convenience, and style.

As you step inside, you'll be greeted by a warm and inviting living space. Natural light streams in through large south facing windows, casting a soft glow that highlights the impeccable attention to detail in the design. The kitchen is a chef's dream, boasting sleek countertops, high-end appliances, and ample storage space. It's not just a place for cooking; it's a culinary haven.

The bedroom is a tranquil retreat, offering a peaceful escape from the bustling city life. It features generous closet space and enough room for a king-size bed. The contemporary shower room is stylishly appointed, creating a spa-like atmosphere to unwind and relax.

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## The Kitchen





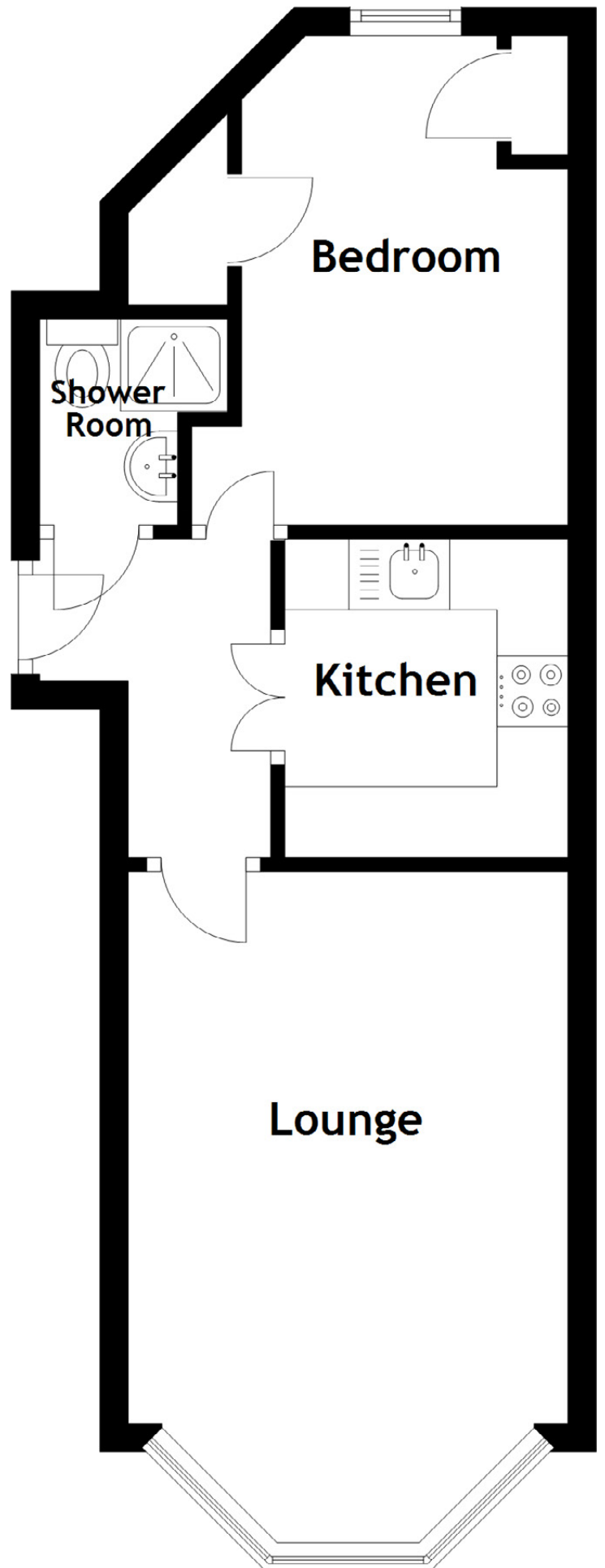


**The Bedroom**









#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.95m (16'3") x 3.10m (10'2")
Kitchen	2.25m (7'5") x 2.00m (6'7")
Bedroom	3.45m (11'4") x 2.65m (8'8")
Shower Room	2.00m (6'7") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £2600



This stunning flat in true “walk in” condition, with its amazing location, is a true gem in the heart of the city. It offers a contemporary and comfortable living space, ideal for a professional, a couple, or anyone who values the convenience of city living without compromising on quality. Don't miss the opportunity to make this remarkable property your own and enjoy the best that city life has to offer.

Situated in an amazing location, this flat offers the convenience of city living. Step out of your door, and you'll find yourself surrounded by an array of dining, shopping, and entertainment options. Whether you're looking for a morning coffee at a nearby café or exploring the vibrant nightlife, everything is within reach.







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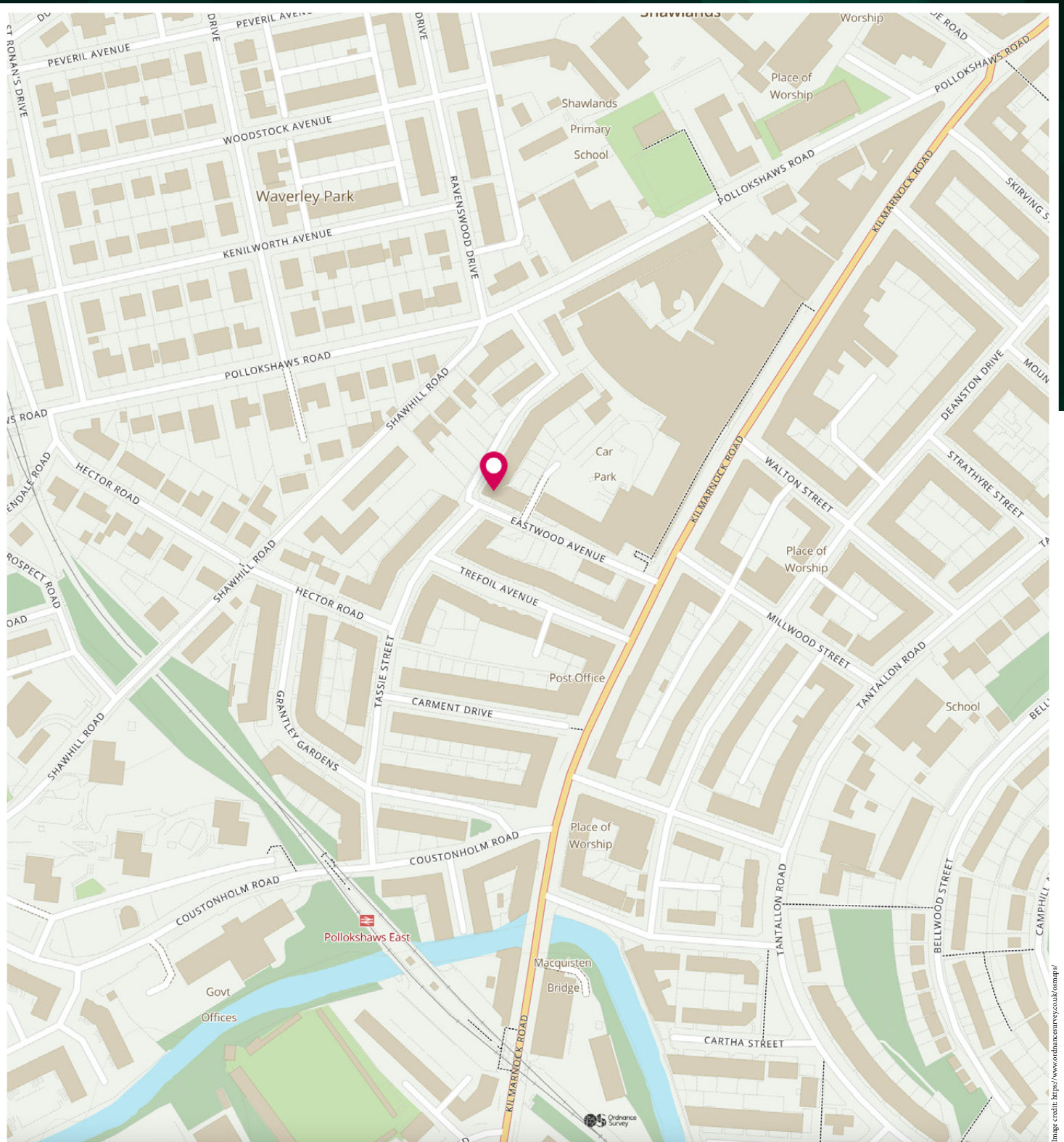
Eastwood Avenue and Shawlands in general is perfectly located for notable attractions including Queens Park, Bellahouston Park, which includes a ski centre, the House for the Art Lover, which was designed by Charles Rennie Mackintosh, Haggs Castle Golf Course, Clydesdale Cricket Club, Titwood Tennis Club, Langside College and Hampden Park are all a short distance away.

Excellent shopping is close at hand within the local Shawlands shopping precinct and also available at Silverburn and Braehead shopping centres, easily reached within fifteen minutes by car. The new Victoria Infirmary is also within walking distance. There are many fantastic pubs and restaurants all within walking distance of the apartment.

Train stations at Langside, Pollokshaws, Crossmyloof and especially Shawlands railway station are all within easy walking distance and provide regular services to Glasgow Central station and beyond. A regular bus service is also available. The nearby M77 motorway network makes commuting to other centres throughout west and central Scotland easy and quick.

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# McEwan Fraser Legal

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