




McEwan Fraser Legal

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KINGS PARK, GLASGOW, G44 4LE

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Kings Park in Glasgow's south side provides a great place to live and commute from, with regular bus and rail links to the City centre in only 15 minutes and providing some of the best shopping centre's in the entire UK. There is quick and easy access to the main motorway networks within a few minutes, making it perfectly placed to access all areas. Education wise, there is a good range of schools offered within a short distance at both primary and secondary levels.

Part Exchange available. We are delighted to bring to the market this excellent, two bedroom apartment, set in the ever popular south-side area of Kings Park. Some of the traditional values that make a real community are alive here, people know each other and take the time to talk to each other.

This stunning Art Deco style apartment is offered in virtually as-new condition and it makes a great place for any young couple to call home. Equally, it would make a perfect Buy-To-Let investment property. These are uniquely designed apartments which benefit from wide easy stairs gently leading to very spacious and exceptionally relaxing apartments. It is not surprising this building is a recently converted library, there's a genuine sense of quiet and relaxation from the charming design of this 1930' period building.

The accommodation consists of a bright and spacious lounge which due to its shape would suit a range of furniture configurations. The double aspect windows allow lots of natural light to flood

the room and creates a very relaxing and sunlit space to enjoy.

The modern kitchen/diner is simply perfect, finished in a beautiful range of flush units, with a gas hob, electric oven, integrated washer dryer, dishwasher and fridge freezer. It makes a very efficient workspace for any chef to serve up a marvellous meal. The dining area offers tremendous space to entertain friends and family on more formal dining occasions.

There are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture and built in wardrobes. The master bedroom benefits from a lovely ensuite with a large standalone shower enclosure.

The beautifully tiled bathroom is bright and fresh, finished in a white suite with a bath.

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure video entry door system. There is ample storage space to keep the apartment tidy and clutter free at all times, including a large cupboard off the hall.

There is also plenty of parking adjacent to the apartment.

Early viewing is strongly advised for anyone searching for a great value for money apartment, offered in walk-in condition and set in the ever popular south-side area of Kings Park.



SPECIFICATIONS
FLOORPLAN, DIMENSIONS AND MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 2.70m (8'10")
Kitchen	4.20m (13'9") x 3.70m (12'2")
Bedroom 1	3.30m (10'11") x 2.80m (9'2")
Bedroom 2	4.90m (16'1") x 3.00m (9'10")
En-suite	2.60m (8'6") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 88m² EPC Rating: D

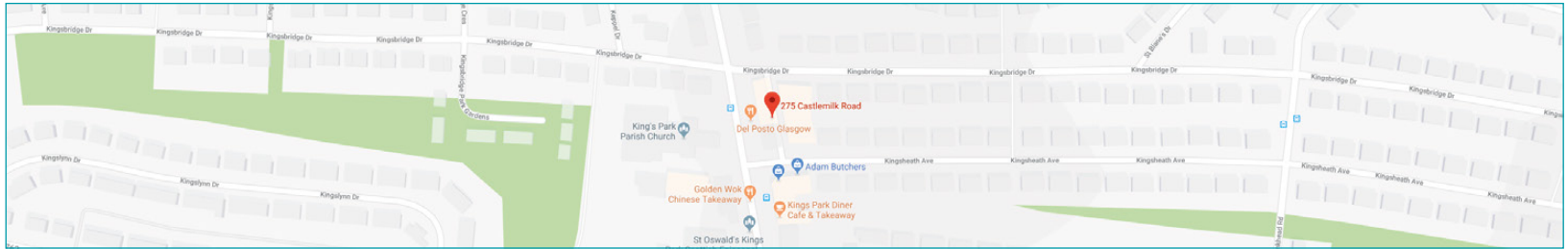


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Part
Exchange
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