



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**0/1 46 Pleasance Street**

SHAWLANDS, GLASGOW, G43 1SW

# 0/1 46 PLEASANCE STREET

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Pleasance Street in 'Shawlands' is a perfect setting with an abundance of amenities at hand. Local delicatessens and quality retailers are now springing up at a fantastic rate, and original, "one-off" shops, specialising in home furnishings and artwork are just as prevalent. When it comes to shopping, confident local retailers tend to go that extra mile to deliver a personal service, making all the difference. There is also an abundance of eateries with a varied choice of cuisine – from traditional pub to elegant European, Fusion and Asia/Pacific dishes. You'll find fashionable wine bars, bistros, cafes and popular late night venues - all within a short stroll!

With its authentic sense of community, the re-emergence of the Southside and Shawlands as a leading residential quarter is hardly surprising. It is an area that is at ease with tradition and innovation.

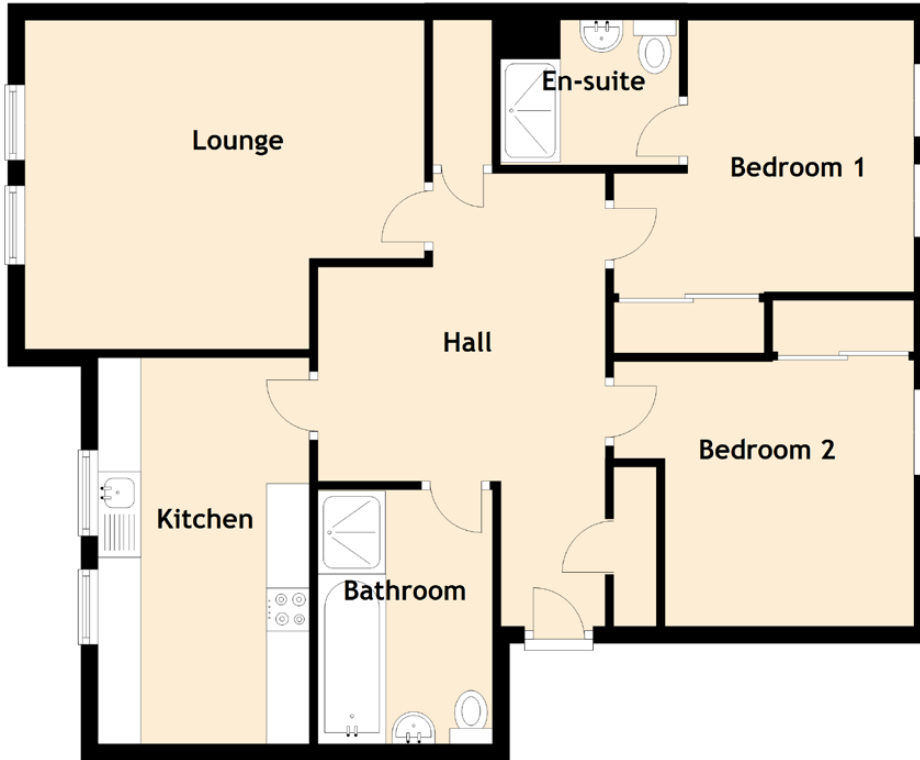
McEwan Fraser is delighted to present this generous, ground floor, modern apartment to the market. Boasting excellent proportions and contemporary decor, this superb apartment is sure to appeal to a broad range of buyers and internal viewing is a must. Accommodation comprises a generous lounge; large separate kitchen, bathroom, master bedroom with en-suite shower room and an additional double bedroom. For extra warmth and comfort, the property includes gas central heating, double glazing and off street parking to the rear.

On entering the property, you find a wide welcoming hallway which comes with two integrated storage cupboards to help with day to day clutter. The accommodation is focused on the generous living room. Naturally bright and with laminate flooring, the living room enjoys excellent floor space for a large suite of

furniture and plenty of additional free-standing storage. The rear facing kitchen is generous for a modern apartment. A full range of base and wall mounted units gives excellent prep and storage space. Gas hob, electric oven, cooker hood, fridge freezer, washing machine and dishwasher are all integrated. There are two well proportioned double bedrooms. The master, shown with a large super king size bed, includes an integrated wardrobe and enjoys access to a contemporary en-suite shower room. The second double bedroom also enjoys an integrated wardrobe. The accommodation is completed by a modern master bathroom which boasts a three-piece white suite and separate built-in shower cubicle.

This would be an excellent starter home or a savvy buy to let investment.





### Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.61m (11'10")
Kitchen	4.51m (14'10") x 2.47m (8'1")
Bedroom 1	3.89m (12'9") x 3.51m (11'6")
En-suite	2.09m (6'10") x 1.69m (5'7")
Bedroom 2	3.09m (10'2") x 2.91m (9'7")
Bathroom	2.97m (9'9") x 2.04m (6'8")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C



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