




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 33 Weymouth Court

177 WEYMOUTH DRIVE, KELVINDALE, GLASGOW, G12 0EP



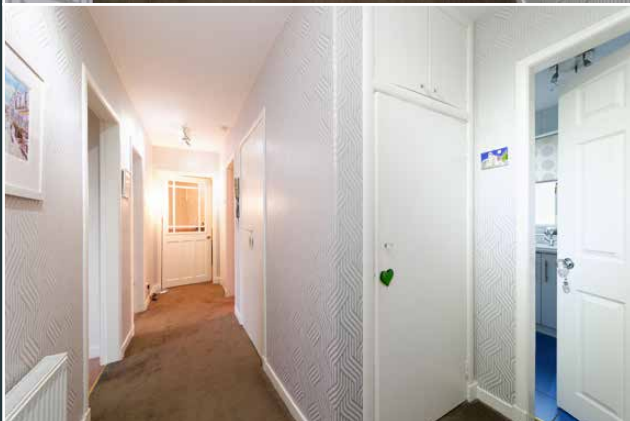
THE LOCATION

KELVINDALE

This fantastic apartment is ideally placed for those who like to be close to and within easy reach of all the excitement of the city, whilst still enjoying a quiet area. Local schooling is available at Kelvindale Primary School and Cleveden Secondary School, both within walking distance of the property. Perfect for both working and socialising, this property is not only in a prime location but has great transport links to the M8/M74/M77 motorways, within a few minutes drive away, as well as the train station, only 5 minutes walk away.

Glasgow's thriving city centre is a mere ten-minute taxi ride away offering a huge choice of fine restaurants, bars, cafés and the world-famous 'Style Mile' not to mention the trendy West End and Merchant City, both less than ten minutes away. Also conveniently located for students, Strathclyde University, Glasgow Caledonian University and all City of Glasgow College campuses are all just a few minutes walk away.





FLAT 33 MEYMOUTH COURT

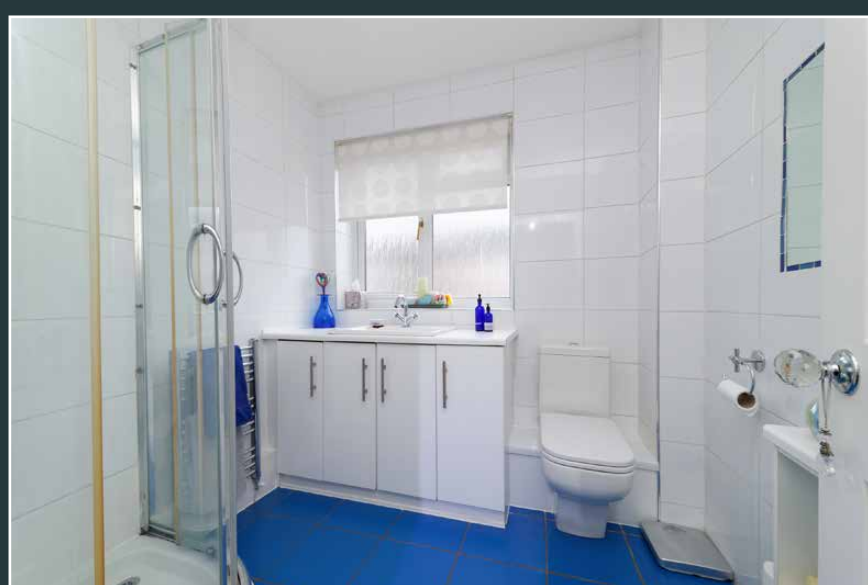
McEwan Fraser Legal is delighted to present this two bedroom first floor flat in sought after Kelvindale. The property is in excellent internal order and is sure to appeal to a broad range of buyers.

Internally, the accommodation is centred around a long hallway with integrated storage, the generous reception room to one end. The impressive proportions on offer in the reception room can comfortably accommodate a large suite and a dining table. A dual aspect and good views make this a naturally bright and welcoming space. A well-proportioned kitchen sits adjacent to the reception room. Comprised of a full range of base and wall mounted units, the kitchen offers excellent prep and storage space. Induction hob, double oven and dishwasher are integrated while space is provided for a freestanding fridge freezer. There are two generous double bedrooms. The master bedroom incorporates large fitted wardrobes and ample space for a larger style bed and additional free standing storage. To the rear, the second bedroom is also bright and spacious. Finally, internal accommodation is completed by a modern fully tiled shower room. For extra warmth and comfort, the property enjoys gas central heating and double glazing.

In addition to the excellent internal proportions, the property also benefits from a garage with power to the rear.

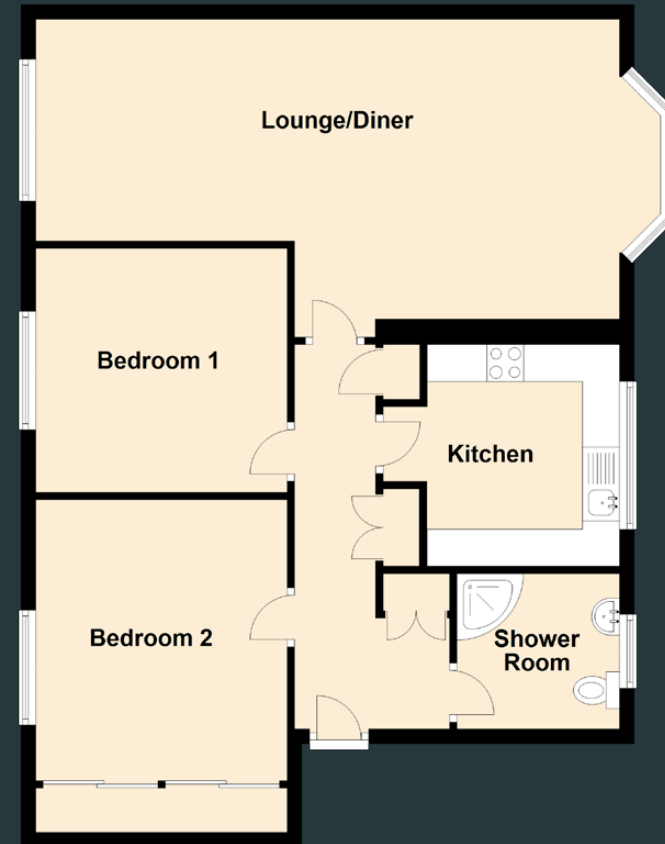
This great property has fantastic potential for a first time buyer or savvy buy to let investment. Early viewing is highly recommended.





DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.90m (25'11") x 4.30m (14'1")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 3.30m (10'10")
Bedroom 2	3.80m (12'6") x 3.40m (11'2")
Shower Room	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 82m² | EPC Rating: C

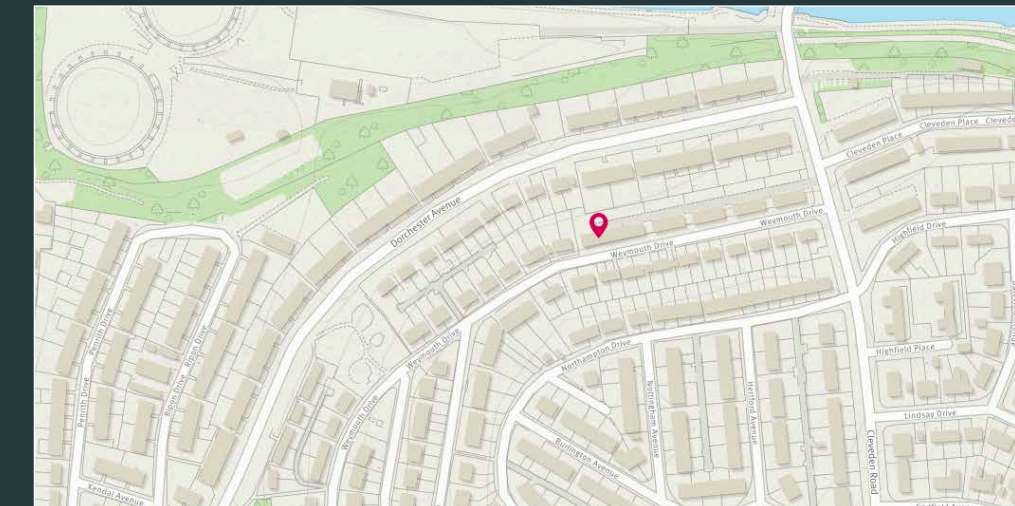


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**Part
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