

# 2/1, 12 Ascog Street

GOVANHILL, GLASGOW, G42 7JP



*A spacious three-bed traditional apartment, set in the heart of the southside, close to Queens Park and all local amenities, a great family home*



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Mcewan Fraser is delighted to offer to the market this lovely traditional sandstone apartment, set in one of Glasgow's most popular southside locations. The room dimensions of this lovely property are a timeless reminder of an earlier era when properties were built to a size and standard of excellence, rather than just a budget. The large windows and spacious room dimensions allow natural light to flood the rooms, and just enjoying the open space gives the occupant a real sense of peace and relaxation.

# THE LOUNGE



Accommodation comprises a spacious lounge with a bay window allowing light to flood the room. Given the shape of the room, it is evident that it will suit a range of furniture options. The large hallway has a handy storage cupboard to help keep everything in its place. The kitchen is well-appointed with an electric oven and gas hob, along with space for a washing machine and under-counter fridge (freestanding appliances may be available by separate negotiation).



# THE KITCHEN







The tiled wet room is fresh and has an electric shower. There are three spacious bedrooms in this lovely apartment, all with plenty of space for free-standing furniture. The apartment is kept warm and comfortable with double glazing and gas central heating.

Security entry, on-street parking to the front aspect and communal drying space to the rear. Early viewing is advised for this spacious traditional apartment, set in an ever-popular area. It will make a truly great place to call home, or a sound buy-to-let investment property.

## THE WET ROOM





# BEDROOM 1





# BEDROOM 2

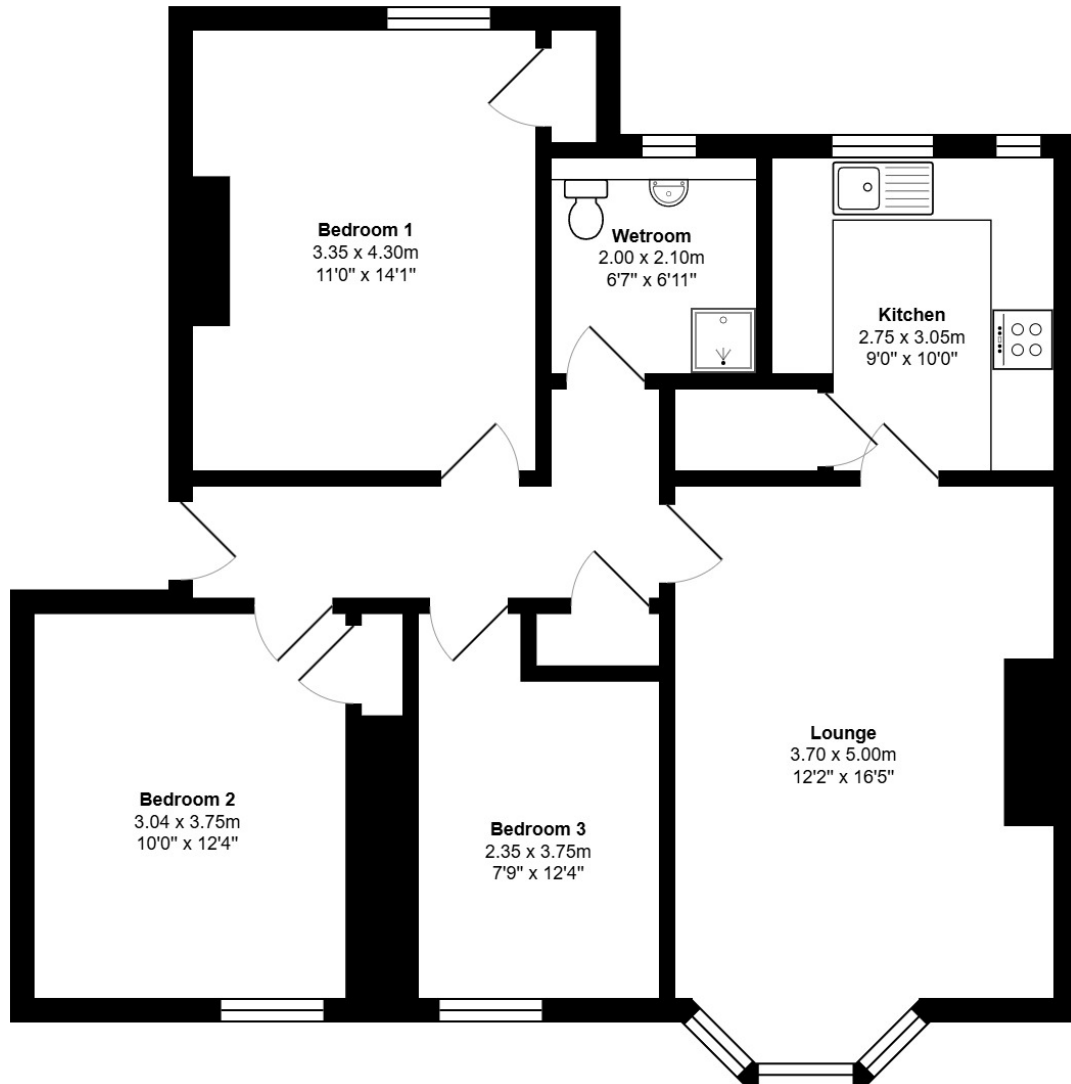




# BEDROOM 3

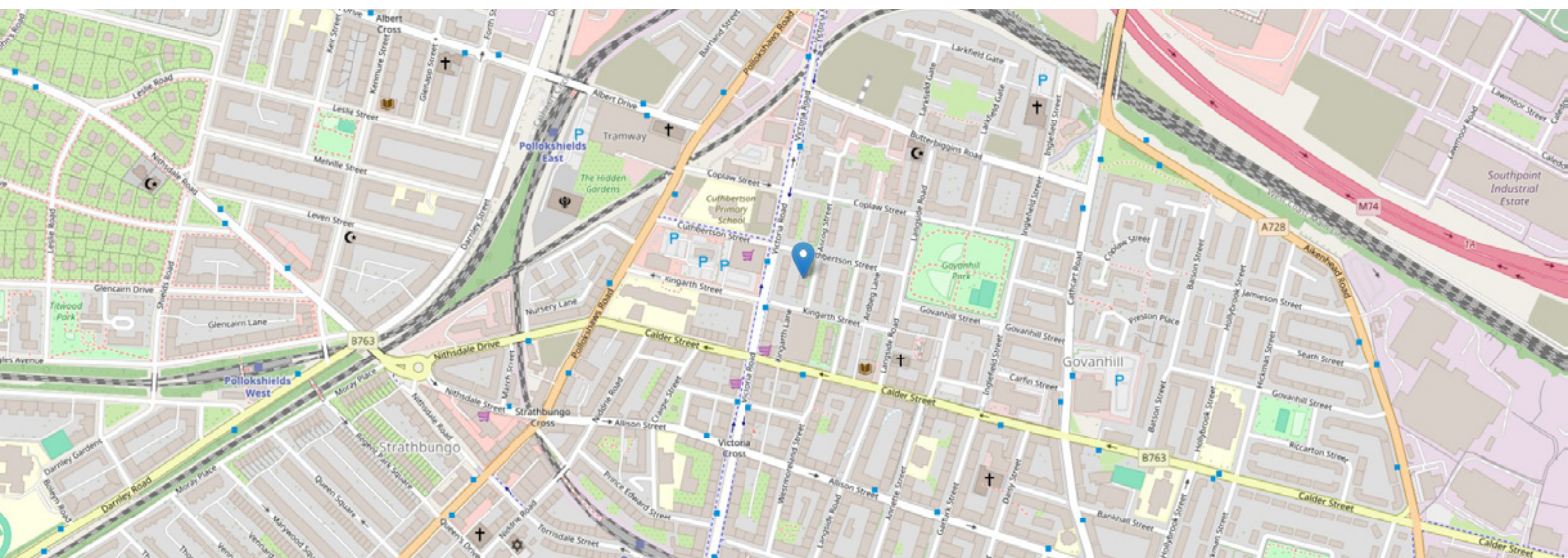


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The popular area of Ascog Street in Glasgow's Southside is a great place to live and commute from. The transport links by bus and rail are frequent, and it's a mere ten minutes to the heart of Glasgow city centre.







For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and shopping amenities, particularly in Victoria Road, all within easy reach, including the nearby New Victoria Hospital, making it a very popular place to call home.



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