




McEwan Fraser Legal

Solicitors & Estate Agents

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PORT DUNDAS, GLASGOW, G4 9TN



GLASGOW

**“TWO DOUBLE BED
MODERN APARTMENT
WITH EXCELLENT
PROPORTIONS CLOSE
TO THE CITY CENTRE”**

This modern apartment is very conveniently located with access to a host of local amenities, including both primary and secondary schooling, Caledonian and Strathclyde Universities, colleges and local shops. A wider variety of high street shops, bars and restaurants can be found within Glasgow city centre and the trendy west end.

There are plenty of bus routes to the city centre but it is a reasonable walking distance. In addition to this, there are excellent road links close by with easy access to M8 and M80 motorways and Glasgow International Airport.

For those who enjoy leisurely walks, keeping fit or bike riding, there is the scenic forth and Clyde Canal only two minutes away.



2/2 183

CRAIGHALL ROAD

PORT DUNDAS, GLASGOW, G4 9TN

Part Exchange Available - We are delighted to offer to the market this spacious and modern two bedroom apartment, set in a prime location for access to the heart of the city. Situated north of the banks of the Clyde and Forth canal, this modern development in Glasgow's Port Dundas area is perfectly positioned and has been created to capture the essence of contemporary living.

Located on the second floor, this apartment has been well designed to maximise the natural available light and to create a modern ambience. The accommodation has cleverly been arranged to offer flexibility and a highly relaxing and functional apartment in which to live.

Internal accommodation is focused towards a generous reception room which boasts plenty of floor space for a variety of different furniture configurations. There are torrents of natural light which readily compliments the neutral decor theme.

The contemporary kitchen is highly functional with a good range of integrated appliances including a gas hob, electric oven, large built in fridge freezer, washing machine and a combi boiler. There are two bedrooms, both with built in storage wardrobes. The hallway also includes integrated storage and the internal accommodation is completed by a well proportioned bathroom. The bathroom boasts a contemporary feel with partial tiling, three piece white suite and shower over bath.

Gas central heating and double glazing keep the apartment very comfortable. There is private residents parking within the development, lift access to the second floor and a door entry system for added security and privacy. Early viewing is advised for this perfect buy to let or ideal first time buy.





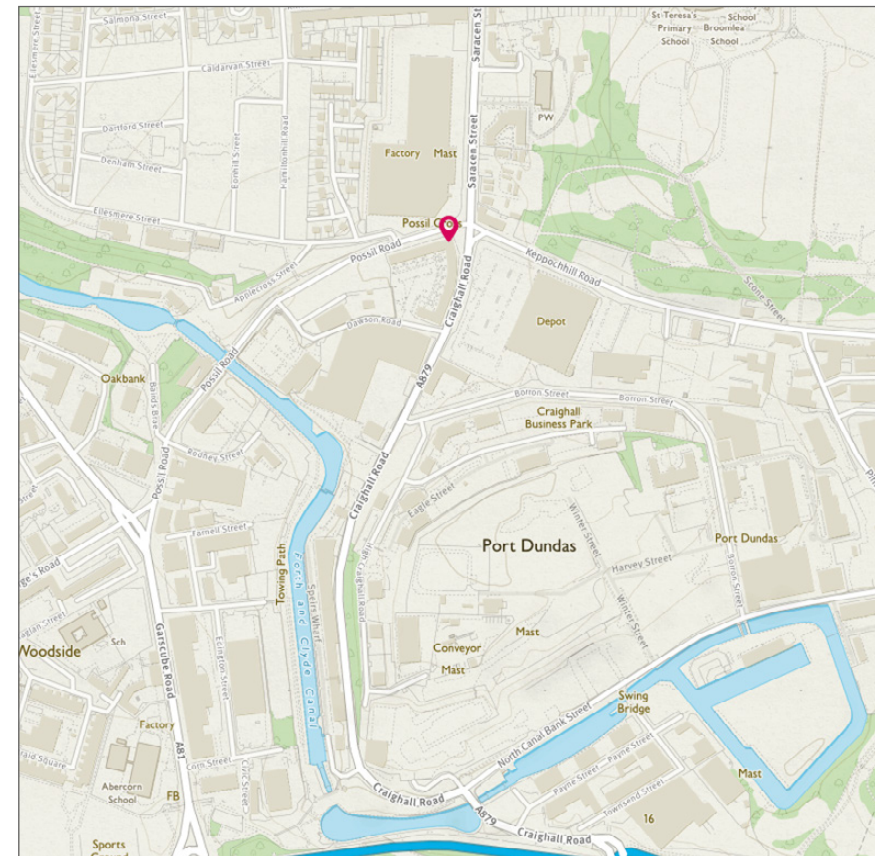
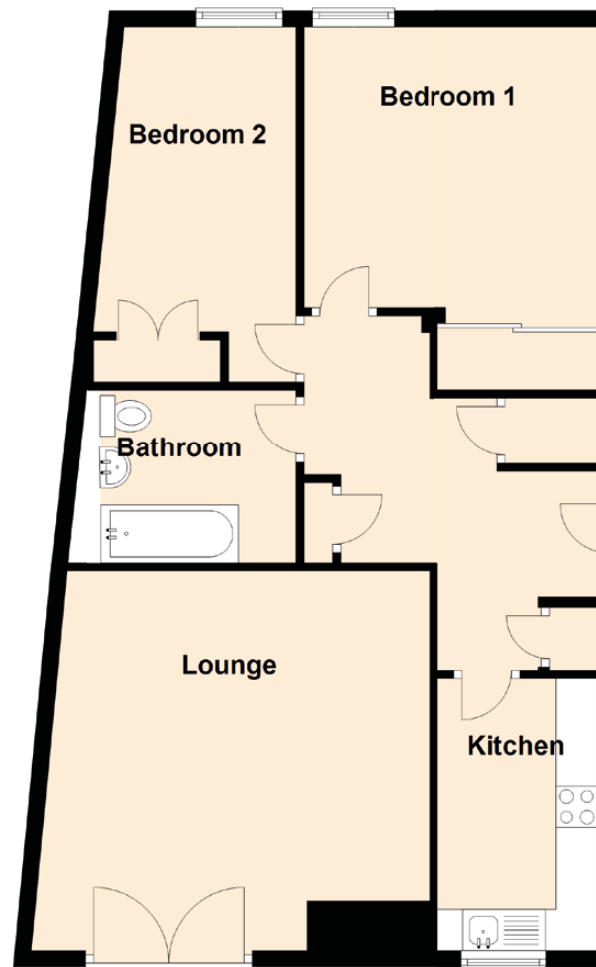
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.50m (14'9")
Kitchen	3.30m (10'10") x 2.20m (7'3")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 2.20m (7'3")
Bathroom	2.60m (8'6") x 2.10m (6'11")

Gross internal floor area (m²): 62m² | EPC Rating: B





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Part
Exchange
Available

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