




McEwan Fraser Legal

Solicitors & Estate Agents

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3/2 28 Plantation Park Gardens

GLASGOW, G51 1NW



AREA

PLANTATION

GLASGOW, G51 1NW

Plantation Park Gardens is a popular modern development within easy reach of Glasgow City Centre. The property is ideally placed for a full range of local amenities along Paisley Road West including shops, schools, sports facilities and the entertainment complex at Springfield Quay.

The area benefits from excellent public transport links with bus and subway (**Kinning Park Subway Station is a two minute walk from the property**) links to Glasgow City Centre and the West End respectively. The growing developments at Pacific Quay including BBC Scotland, the SSE and Hydro arenas are all under a mile and easily accessible by foot as is the City Centre which is just over a mile away. Nearby road and motorway links also provide easy access to Glasgow Airport, the city centre and beyond.

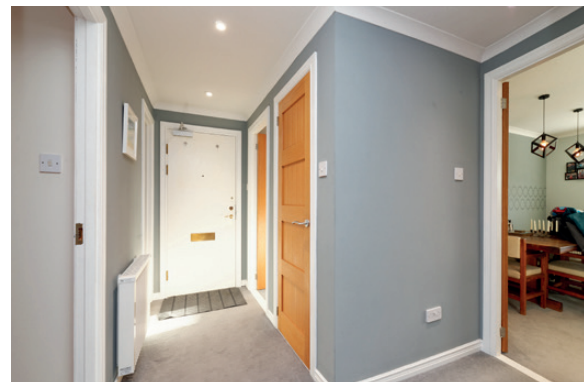


3/2 28

PLANTATION PARK GARDENS GLASGOW, G51 1NW

McEwan Fraser is delighted to offer this generous, well presented, two-bedroom top floor apartment to the market. Extensively upgraded beyond the builder's original specification, the property boasts two generous double bedrooms, stylish modern kitchen, large reception room and modern master bathroom. The property further benefits from a contemporary decor theme meaning the apartment is in true walk-in condition. This property is sure to make an ideal first time buy or sound buy to let investment.

Internal accommodation is focused on the fantastic rear-facing lounge. Offering ample floor space, there is plenty of room for a full range of furniture including a brace of large sofas and a dining table. Internal doors have been renewed and the lighting upgraded giving the room a very high-quality feel. The space on offer also gives a high degree of flexibility and the room can easily be configured to suit individual taste. The breakfasting kitchen faces the front of the property and boasts a full range of modern base and wall mounted units giving excellent prep and storage space for the aspiring chef. Hob and oven are integrated while space



is provided for a range of free-standing appliances. Both bedrooms are genuine doubles with the rear-facing master bedroom being particularly generous. The bedrooms both benefit from integrated wardrobes and ample floor space for a range of free-standing furniture. The bathroom is partially tiled with a white three piece suite and shower over bath. Finally, the hallway includes integrated storage and there is loft access.

For extra warmth and comfort, the property enjoys double glazing throughout. The heating has been upgraded to modern electric radiators.

Externally, there is parking to the front of the building and a communal green to the rear.

This is an impressive apartment offering excellent value for money and internal viewing is highly recommended.



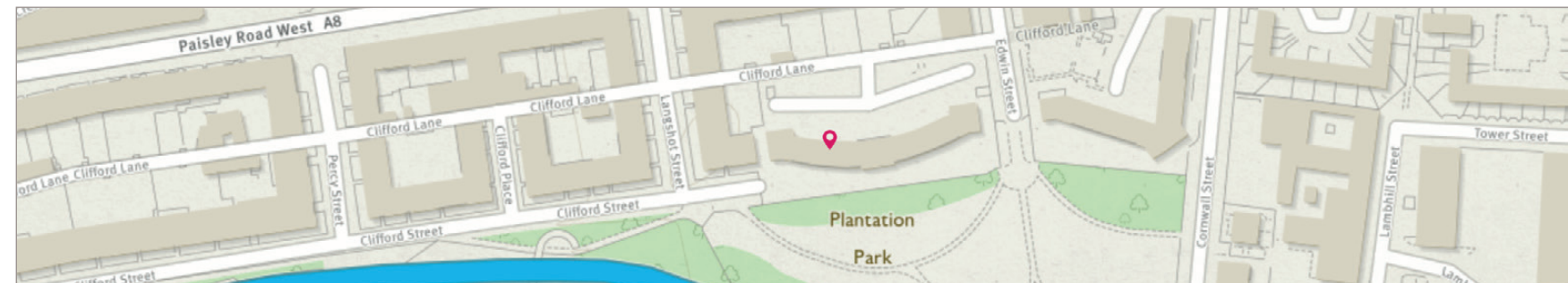
DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.00m (13'1")
Kitchen	4.20m (13'9") x 2.90m (9'6")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	4.50m (14'9") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 69m²
EPC Rating: D





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Part
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Available

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THE SUNDAY TIMES
THE SCOTSMAN



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