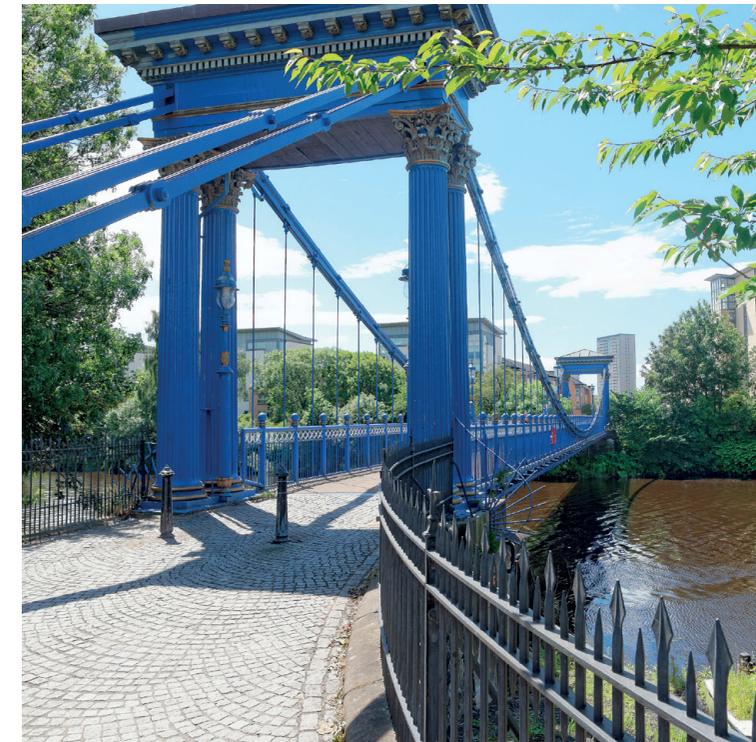




  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

2/1 21, Handel Place

GLASGOW, G5 0TP



The popular area of New Gorbals are close at hand, meaning all is a great place to live and areas of central Scotland are commute from. The transport links by bus are frequent and easily accessible on a daily basis. There is a good range of schools and amenities all to the heart of Glasgow city within easy reach, making it a centre. For those travelling by car, the main motorway links



# THE PROPERTY



We are delighted to bring to the market this excellent two-bed duplex apartment set out over two levels. The accommodation comprises of a very bright and spacious lounge which given its shape would suit a range of furniture configurations. The lovely

kitchen/diner is set on the mezzanine level and makes a fantastic hub for everyone to gather around mealtimes, the layout ensures there's also ample room for the dining table. The kitchen is perfect for the home, finished in a range of light wood units, with a gas

hob, electric oven and ample space for a freestanding fridge freezer and washing machine, it makes a great space for any chef to serve up a marvellous meal. The tiled family bathroom is spacious,

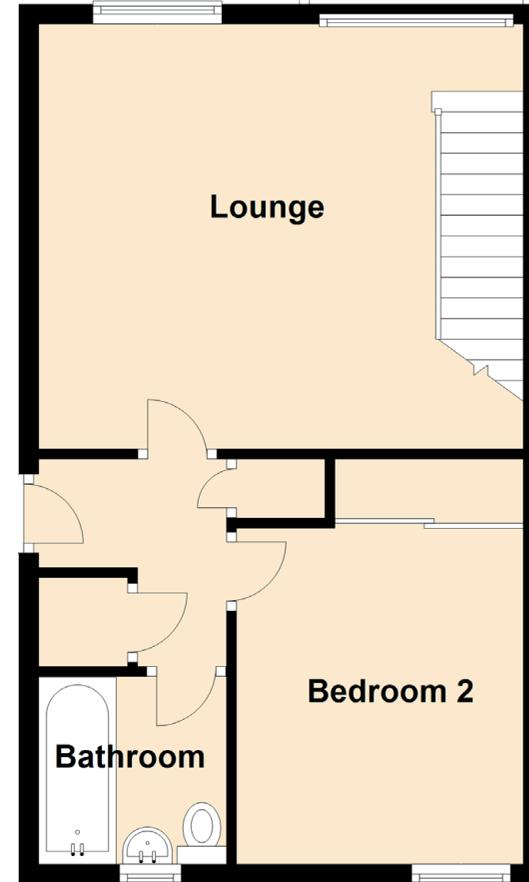
bright and fresh, finished in a white suite with a tap-fed shower over the bath. The apartment also benefits from a cloakroom WC, which is a handy and welcome addition to any busy home. There are two good sized bedrooms in this lovely home, both with ample

space for free-standing furniture and most importantly, built-in storage. The mirrored wardrobes help to keep the rooms clutter-free and bounce the natural light around the rooms beautifully. The master bedroom is en-suite and has a large standalone

shower enclosure. There is also ample cupboard space throughout the apartment. The home is kept warm and comfortable via the double glazing and gas central heating. The communal garden space to the

rear is both secure and child-friendly and on sunnier days offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. Communal residents parking is available to the adjacent surrounding parking area. This great home

would make an ideal buy for first-time buyers, a young professional couple, a small family or even a great investment property for a smart Buy-To-Let investor. Some properties just tick all the boxes, this is one of them. Early viewing is advised.



# THE DETAILS

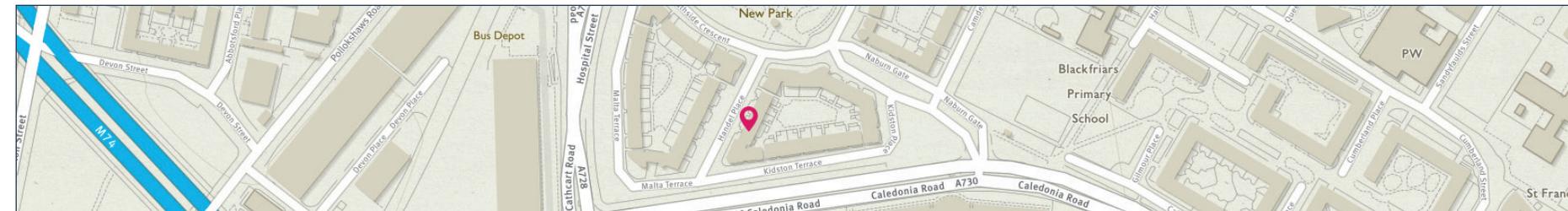
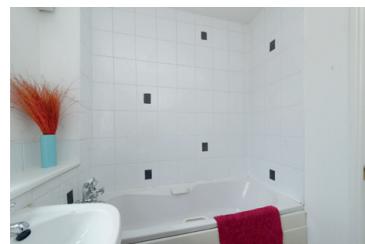
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.30m (14'1")
Kitchen/Dining Area	4.90m (16'1") x 4.02m (13'2")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")
En-suite	2.50m (8'2") x 1.90m (6'3")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale):  
Freestanding appliances may be available by separate negotiation.






**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**KEN MEISAK**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer