

3/1 201 Kent Road

FINNIESTON, GLASGOW, G3 7HD



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this exceptional 2-bedroom flat in Finnieston with soaring ceilings and a prime location. Nestled in the heart of the vibrant and sought-after area of Finnieston, this stunning 2-bedroom flat offers a unique blend of contemporary living and classic charm. With its high ceilings and superb location, this property is an urban dweller's dream.

Step into a world of grandeur with the high ceilings that grace this flat. They create a sense of spaciousness and add a touch of timeless elegance. Natural light streams through the large windows, creating a bright and inviting atmosphere throughout the living spaces. Enjoy the feeling of openness and serenity as you relax in this well-lit home. There is also secondary glazing which really helps to keep the flat warm and bills low in the winter. The kitchen has ample storage space, and a design, that seamlessly blends with the overall aesthetic.





The Kitchen



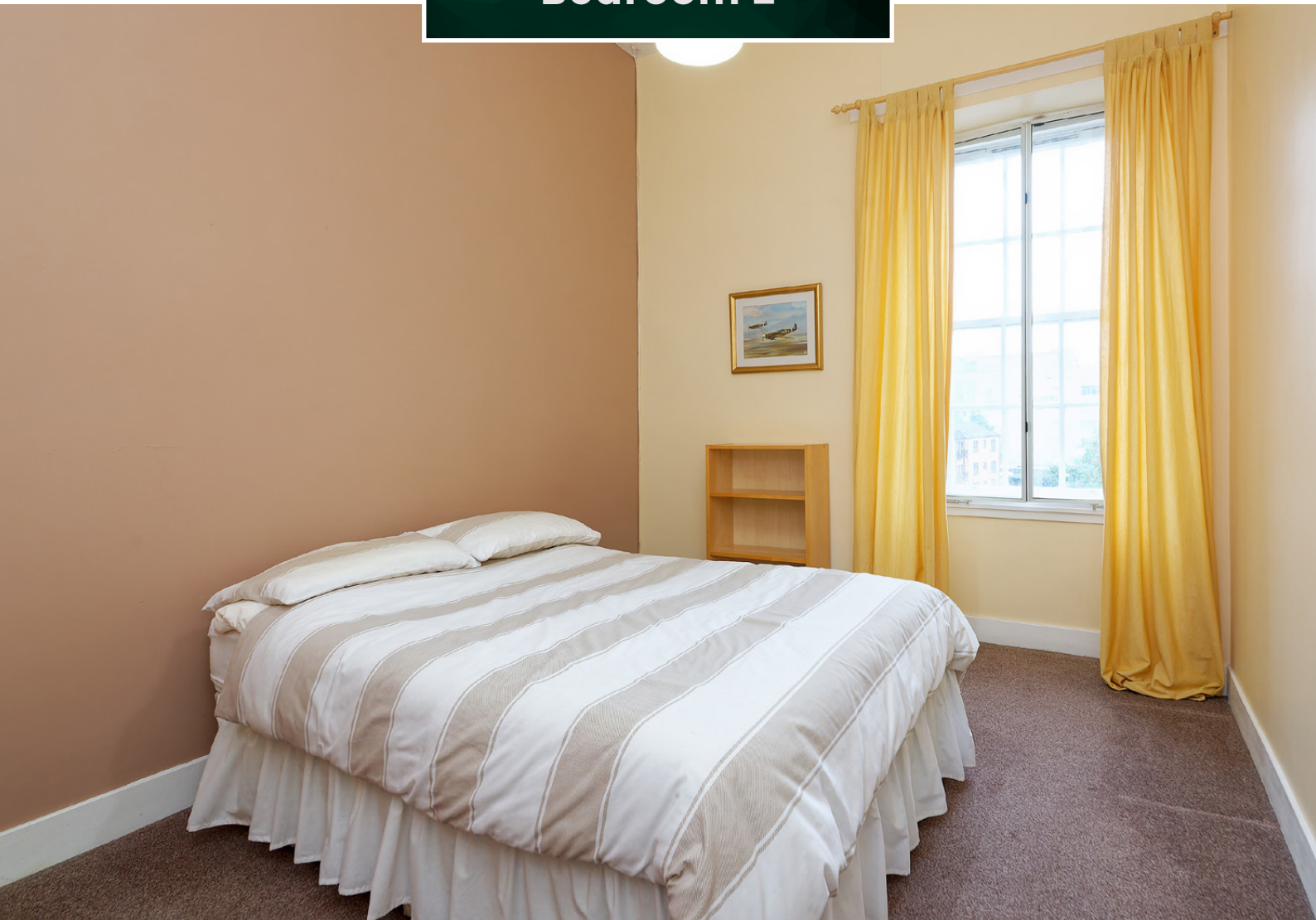


The flat boasts two comfortable bedrooms, each designed with relaxation and comfort in mind. Whether it's a peaceful night's sleep or a cosy retreat, these bedrooms offer both. The bathroom is tastefully designed with contemporary fixtures and finishes, providing a relaxing space to unwind after a busy day.





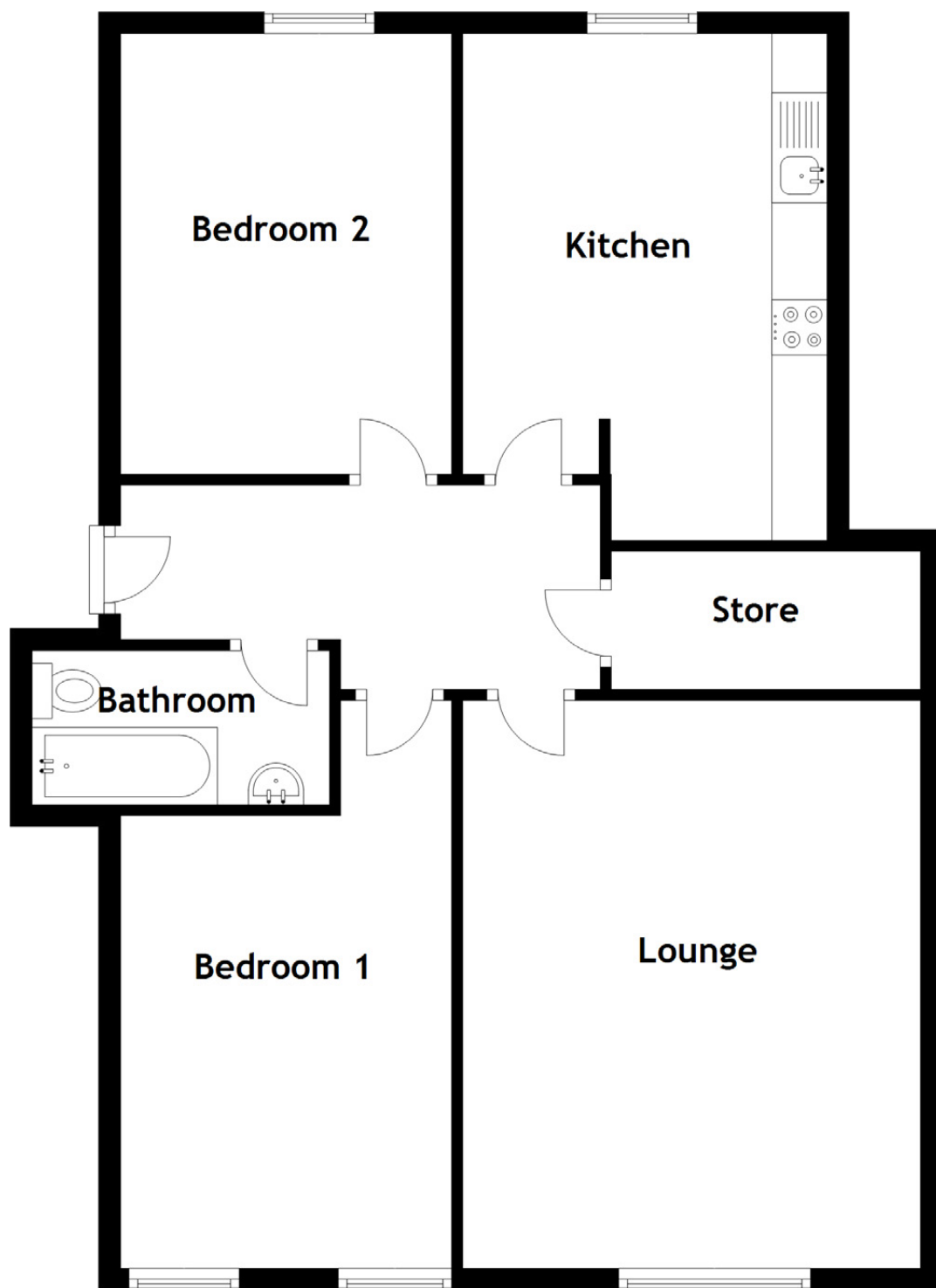
Bedroom 2



There is ample storage space ensures that you can keep your living area clutter-free and organized. The flat offers peace of mind with a secure entry system, providing an added layer of safety and convenience.

This 2-bedroom flat in Finnieston offers an excellent opportunity for a first-time buyer, a couple, or an investor looking to own a piece of this dynamic neighbourhood. With its high ceilings, modern amenities, and a location that many envy, this property is a true gem. Don't miss out on this rare opportunity to make this remarkable flat in Finnieston your new home. Contact us today to arrange a viewing and experience the vibrant and convenient lifestyle that awaits you.





Approximate Dimensions

(Taken from the widest point)

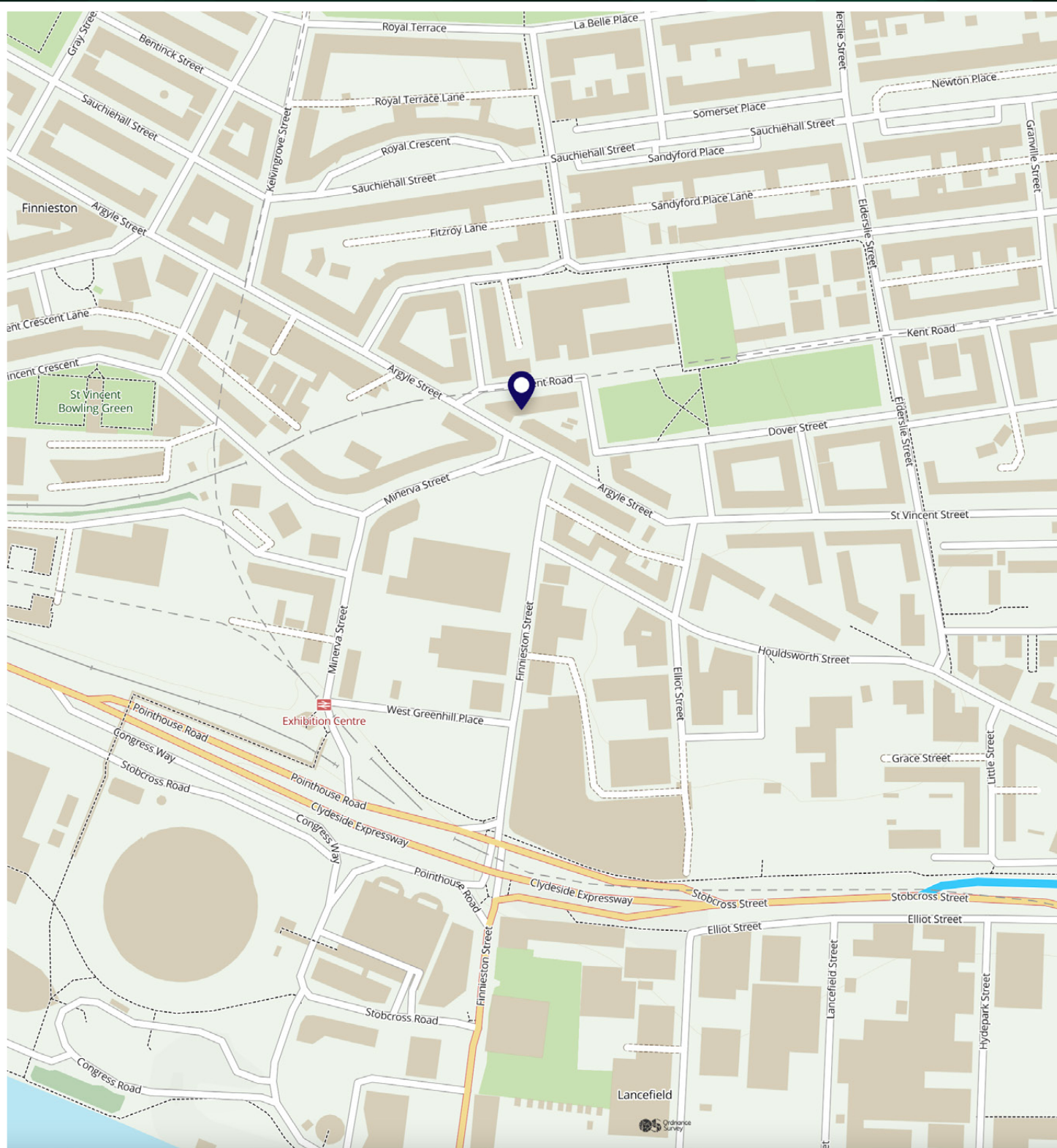
Lounge	5.15m (16'11") x 4.15m (13'7")	Gross internal floor area (m ²): 81m ²
Kitchen	4.60m (15'1") x 3.30m (10'10")	EPC Rating: D
Bedroom 1	5.15m (16'11") x 3.00m (9'10")	Buyer's Premium Value: £3200
Bedroom 2	4.00m (13'1") x 3.00m (9'10")	
Bathroom	2.70m (8'10") x 1.40m (4'7")	



Kent Road in the popular area of Finnieston is a great place to live and commute from. It's one of the most convenient places in Glasgow to live, with an array of popular bars and restaurants literally on your doorstep. It's an ideal place for students too as you are only a few minutes away from Glasgow University.

The transport links by bus and rail are frequent and it's a mere ten-minute walk 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 amenities within easy reach, including the trendy west end, making it an incredibly popular place to call home.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.