

2/3 245 Paisley Road West

GLASGOW, G51 1NE



WALK IN CONDITION TWO BEDROOM
TOP FLOOR FLAT IN KINNING PARK



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McEwan Fraser Legal is delighted to present Flat 2/3, 245 Paisley Road West. This beautifully presented two bedroom top floor flat offers fantastic space, high ceilings and a brilliant location right on the Kinning Park subway line. It's ideal for first time buyers, professionals and anyone looking for quick access to the city centre.

Stepping inside, you're welcomed into a bright, spacious hallway that links all rooms. To the left is the large lounge and the master bedroom. On the right you'll find the modern kitchen, second bedroom and bathroom. The lounge is one of the standout features of the home. It's an impressive size, and the large bay window fills the room with natural light, creating a warm, relaxing setting. The original flooring adds character and gives the room a traditional feel.

The Property



The kitchen is another generous space, fitted with new units, an electric cooker and plenty of room for free-standing appliances. The dining area sits toward the back, giving a comfortable and practical spot for meals or entertaining.





Both bedrooms are generous doubles, bright and freshly finished. The modern bathroom completes the home with a shower unit, basin, toilet and a towel radiator.

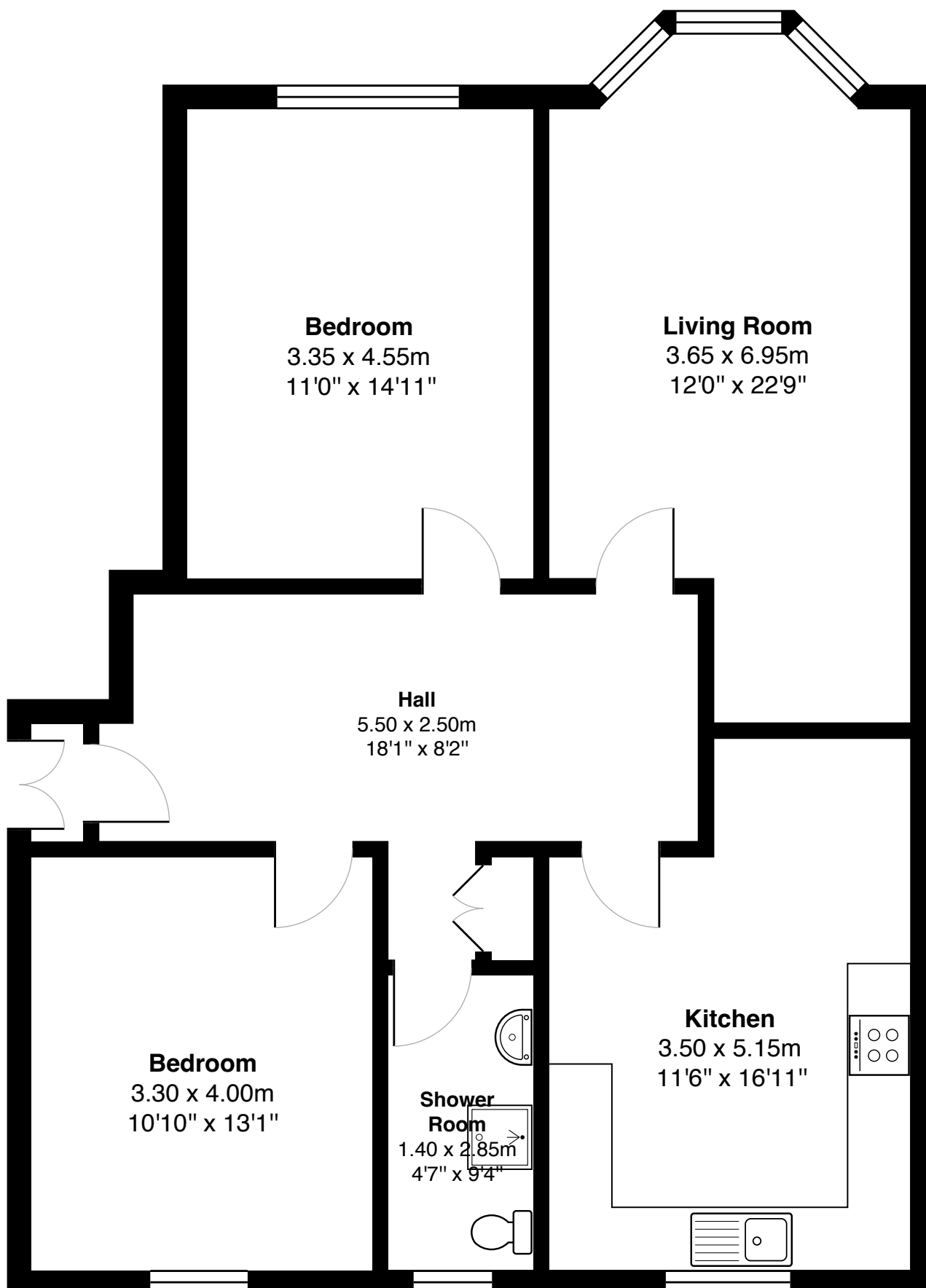




Bedroom 2







Gross internal floor area (m²): 92m²

EPC Rating: C

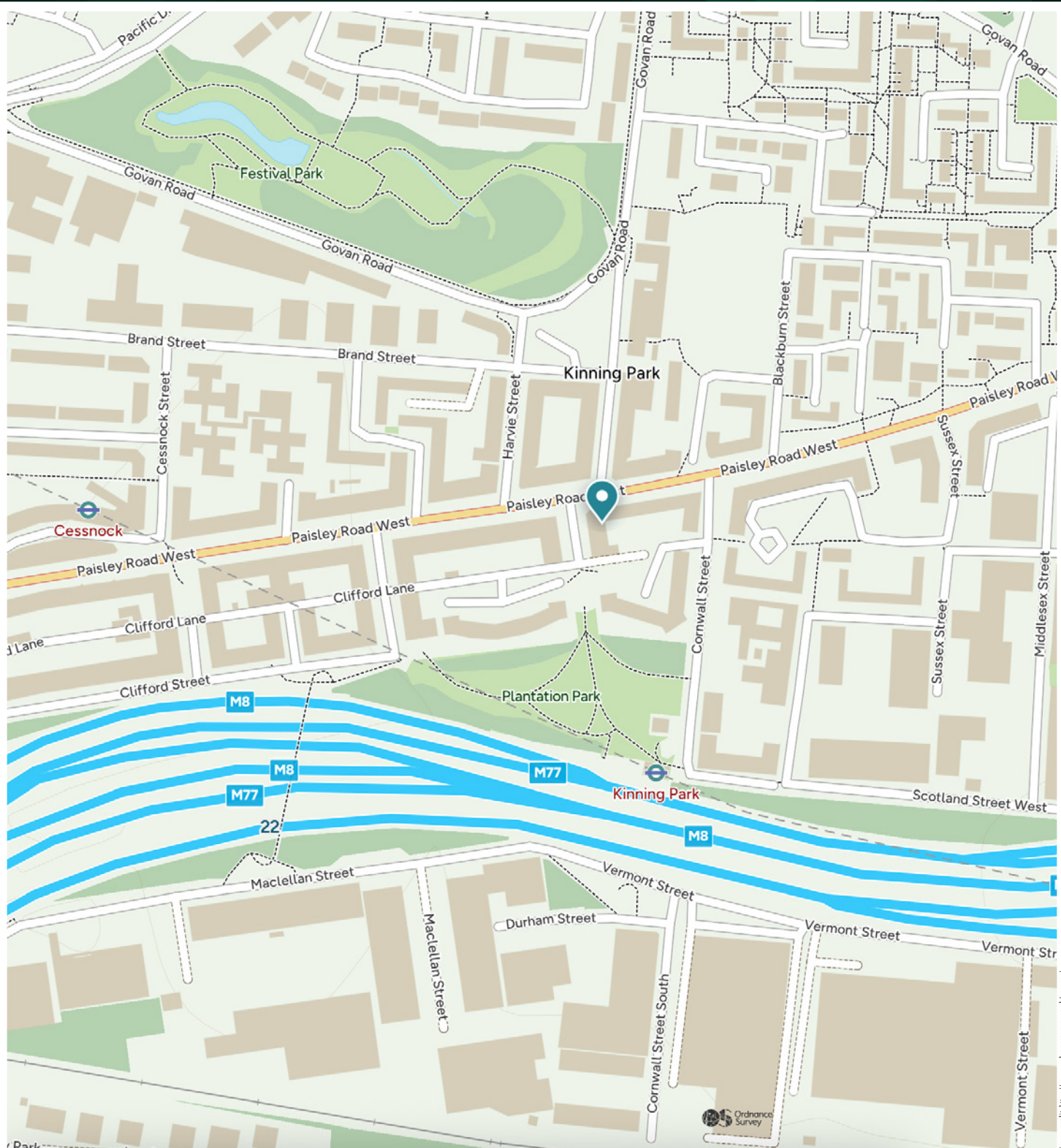
Residents also enjoy access to an impressive communal outdoor terrace. It's a rare and valuable feature in this location and ideal for outdoor seating or relaxing on summer evenings. There is convenient on street parking and excellent access to local amenities.

Early viewing is highly recommended.



Paisley Road West offers easy access to popular bars, restaurants and local shops. The area is well served by train and bus routes, and the flat sits just moments from Kinning Park subway. Shawlands, Pollokshields and the city centre are all close by, with the SEC and Hydro within walking distance. This is a lively and well connected pocket on the south side of Glasgow, making it ideal for commuting and city living.





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Exchange
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THE SUNDAY TIMES
THE TIMES



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