




McEwan Fraser Legal
Solicitors & Estate Agents
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0/2 48 Kingarth Street

GLASGOW, G42 7RN

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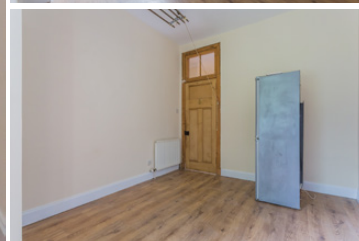
The property is conveniently located for local amenities including shops, supermarkets and restaurants. The area benefits from excellent public transport services, providing first class commuting links to Glasgow City Centre, the West End and beyond. There are two local train stations, within close proximity (Pollokshields East and Queens Park) and a wide selection of bus services along Pollokshaws Road. The M77/M8 motorway network is available within two miles. Langside College is within one mile and recreational activities can be found at nearby Queens Park.

McEwan Fraser Legal are delighted to give you the opportunity to acquire this lovely two double bedroom flat in a traditional red sandstone tenement building. The property has recently undergone renovation and is presented to the market in walk-in condition ensuring its appeal to first-time buyers and 'canny' Buy-To-Let investors.

Accommodation is bright and well proportioned offering a spacious open plan lounge/kitchen with bay window, two large double bedrooms, and a modern bathroom room hosting a white three-piece suite and shower over bath.

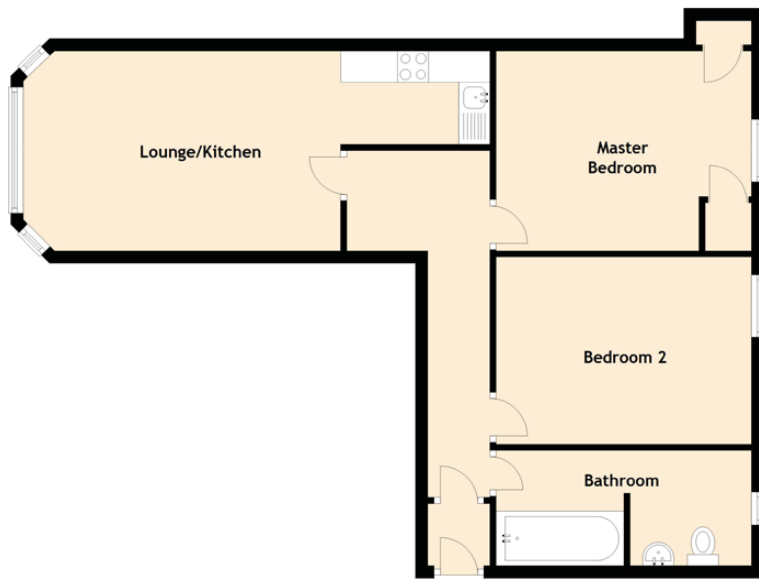
The property also boasts gas central heating, double glazing and a generous communal rear garden.

Overall, an excellent starter flat and early viewing is highly recommended.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	3.20m (10'6") x 2.00m (6'7")
Master Bedroom	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Bathroom	4.10m (13'5") x 1.20m (3'11")

Gross internal floor area (m²): 60m²

EPC Rating: C

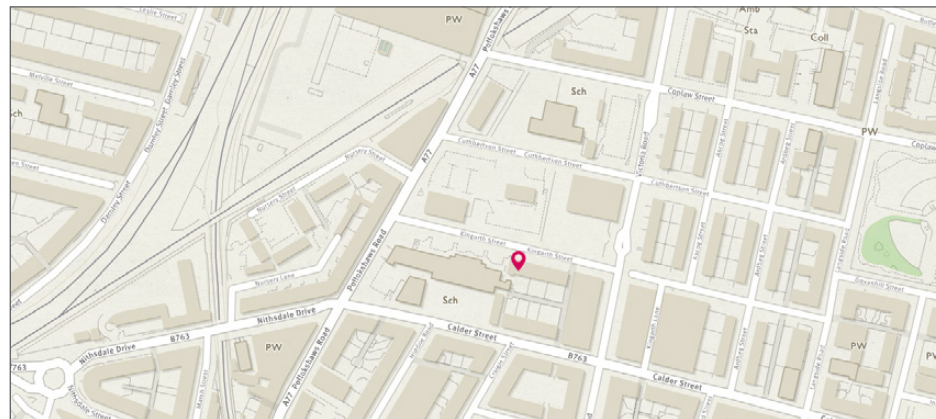


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