



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Flat 1/1 3 Maclean Street**

KINNING PARK, GLASGOW, G51 1TB





# GLASGOW

## G51 1TB

Flat 1/1 3 Maclean Street is set in the ever popular location of Kinning Park, Glasgow. It benefits from great transport links via bus and underground to the city centre in less than ten minutes, making it a very handy and popular location. There is also an abundance of amenities and schooling within the local area.

The M8, M74 and M77 motorways are all within a three to five-minute drive, meaning that all areas of the city and west central Scotland are easily within reach.





## FLAT 1/1 3 MACLEAN STREET

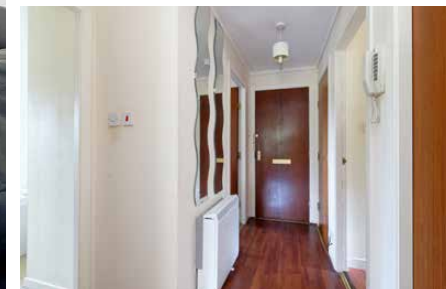
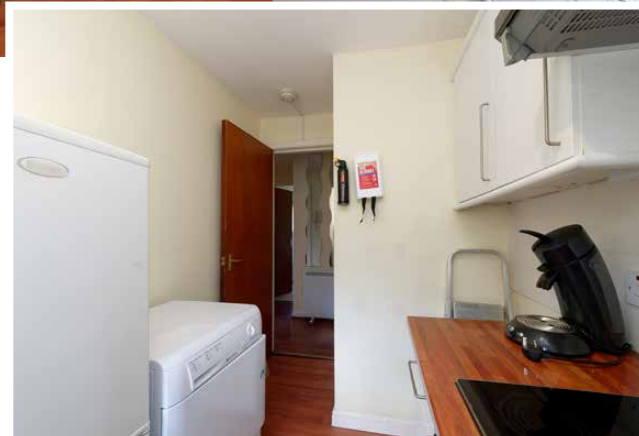
We are delighted to bring to the market, this fantastic two bedroom apartment, set in a modern building in a very popular area of Glasgow. The accommodation on offer is presented in great condition and is perfect for any young couple or small family. Alternatively, it would make an absolute 'first class' Buy-to-Let investment.

The spacious accommodation is of a size rarely seen in modern apartments and comprises of a large lounge/diner which would suite a range of furniture configurations. The large double aspect windows benefit from pleasant views to the well kept surrounding landscaped gardens and allow an abundance of natural light to flood the room. The layout allows for a dining table and also a workstation to provide a very convenient home office/study space. The galley kitchen is perfect for the apartment, finished in a range of white fitted units, with an electric oven, ceramic hob and ample space for the free-standing fridge freezer, washing machine and tumble drier. All in all, it's built for convenience and functionality, and it makes a great space for any chef to serve up a marvellous meal.

The bathroom is bright and fresh, finished in a white suite with an electric shower over the bath and partial tiles surrounding it. There's always an instant supply of piping hot water for long refreshing baths and showers. The two double bedrooms are also spacious and bright and have ample space for freestanding furniture, they further benefit from built-in sliding mirrored wardrobes. There is a large walk-in cupboard in the hallway and the lounge to help keep everything in its place.

The home is kept warm, comfortable and secure via the double glazing, electric heating, and secure door entry system. The property also benefits from communal space to the rear and a designated parking space conveniently located to the front aspect just below the front window of the flat. Some properties tick all the boxes, this is certainly one of them. Early viewing is strongly advised for anyone looking for a very stylish apartment in an eternally popular area. Furnishings can be included in the sale at no extra cost. Move in, sit down and start enjoying this fantastic apartment or make this a part of your portfolio of solid investment properties.

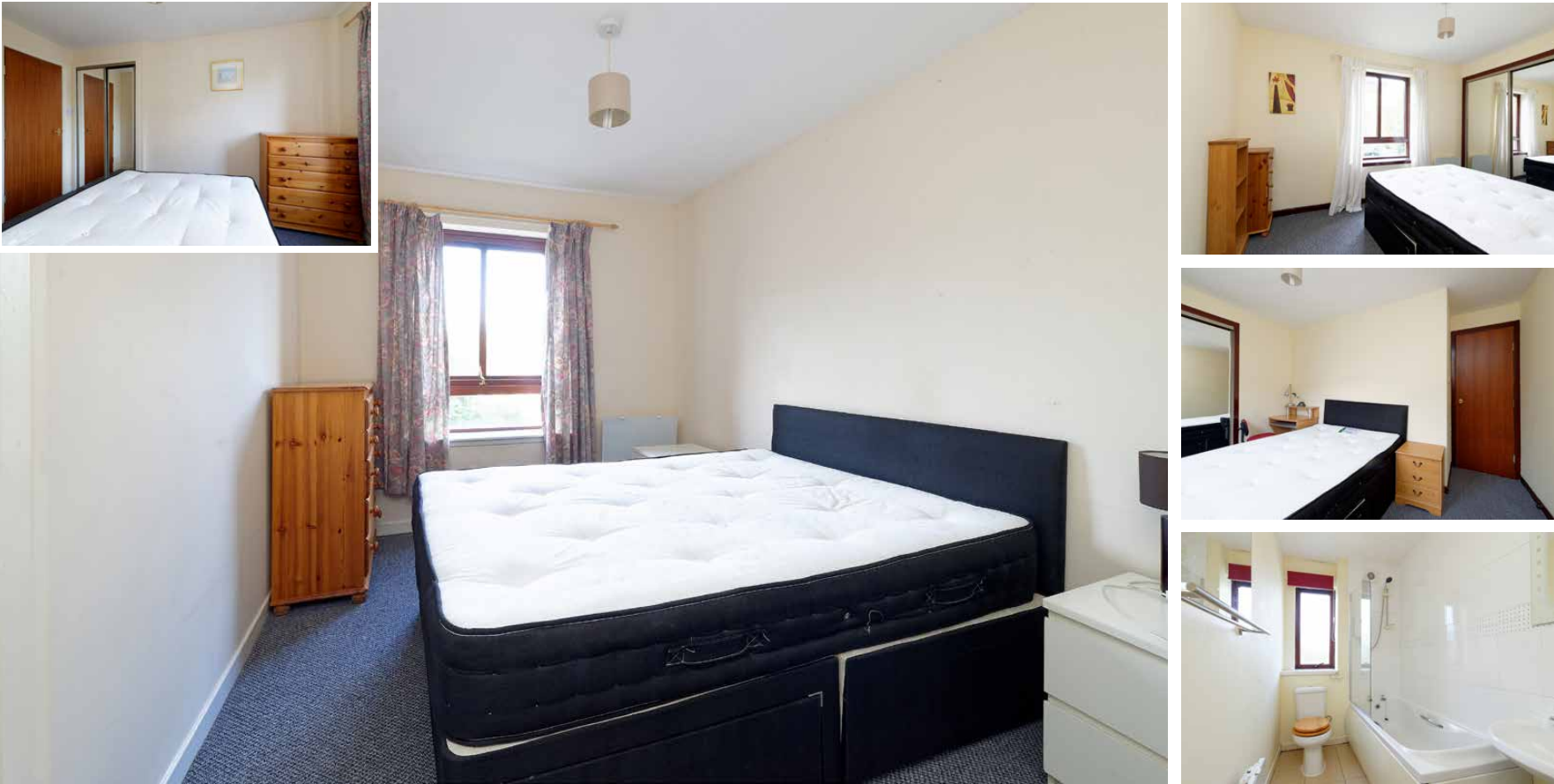
### EXCELLENT MODERN 2 BEDROOM APARTMENT



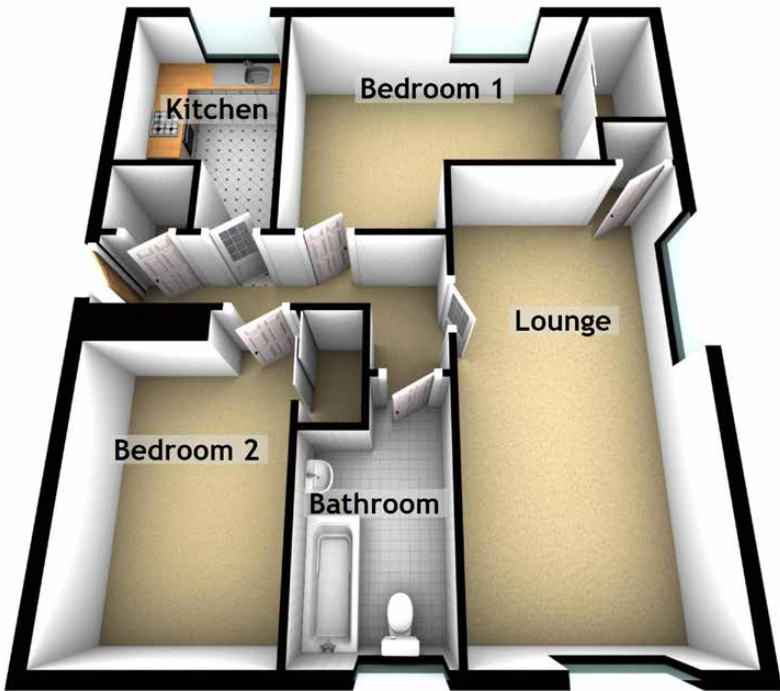
KITCHEN AND LOUNGE



SPECIFICATIONS



BEDROOMS AND BATHROOM



Approximate Dimensions (Taken from the widest point)

Lounge	6.80m (22'4") x 3.50m (11'6")
Kitchen	2.60m (8'6") x 1.90m (6'3")
Bedroom 1	4.52m (14'10") x 2.60m (8'6")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bathroom	3.30m (10'10") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup> | EPC Rating: C

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

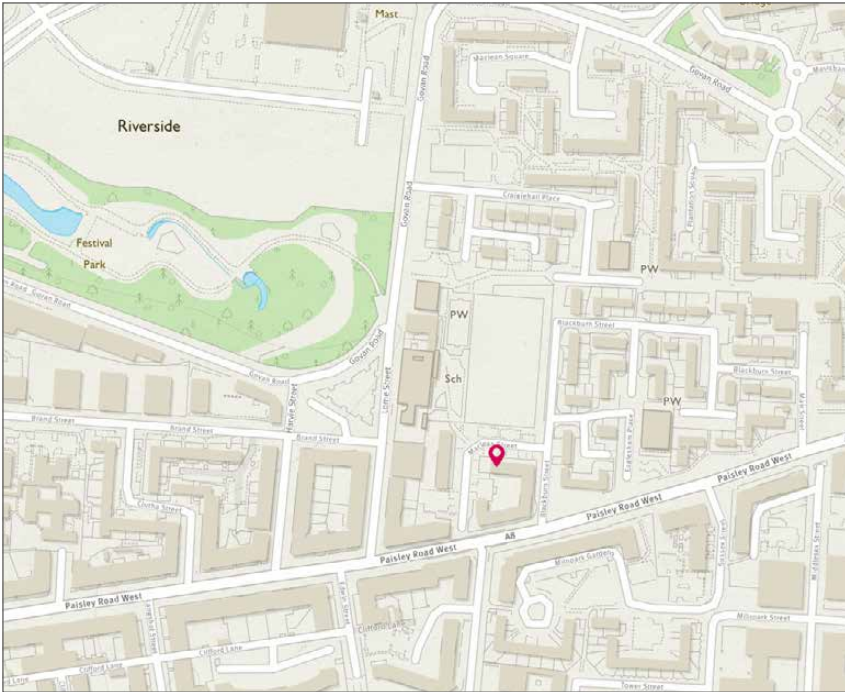


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



# McEwan Fraser Legal

## Solicitors & Estate Agents

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