




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

3/3 112 Beith Street

PARTICK, GLASGOW, G11 6HB



GLASGOW



Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Yet, even in this distinctive city, there's one place that stands apart from the rest. The West End, home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

Beith Street is perfectly placed for all this excitement! It's the mix of people that makes the West End such an appealing place to live, work and play. Whether it's the students from the nearby University, the designers and architects from the city's agencies or the residents of the grandest Victorian villas, everybody loves the area's sense of community, it's sense of belonging. And there's plenty here to keep them happy. Cool bars, traditional pubs, upmarket restaurants and homely cafes sit neatly side-by-side, along with the most eclectic collection of shops in the city. Should you feel the lure of the city centre, Beith Street is situated very close to the underground station, the "clockwork orange", whisking you to Buchanan Street in a matter of minutes.



3 / 3 112 BEITH STREET

McEwan Fraser Legal is delighted to present this contemporary two double bedroom apartment to the market. The property enjoys a third-floor position in a sought after residential development and is in close proximity to Partick subway and bus station.

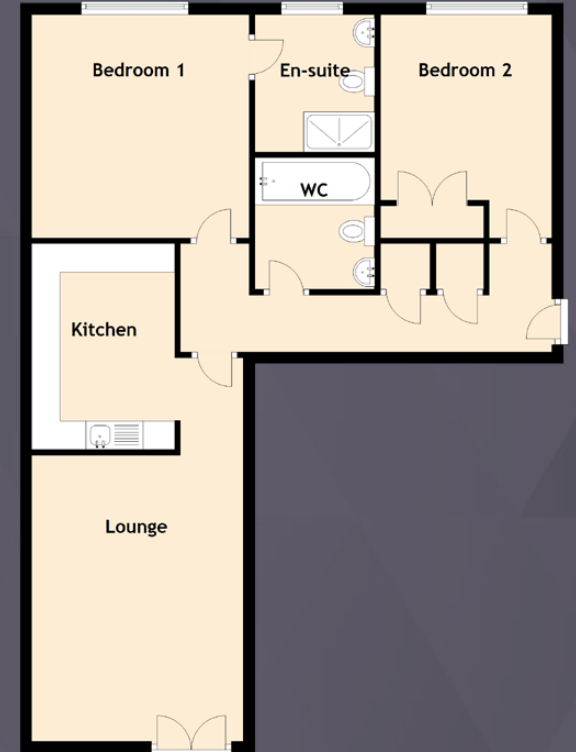
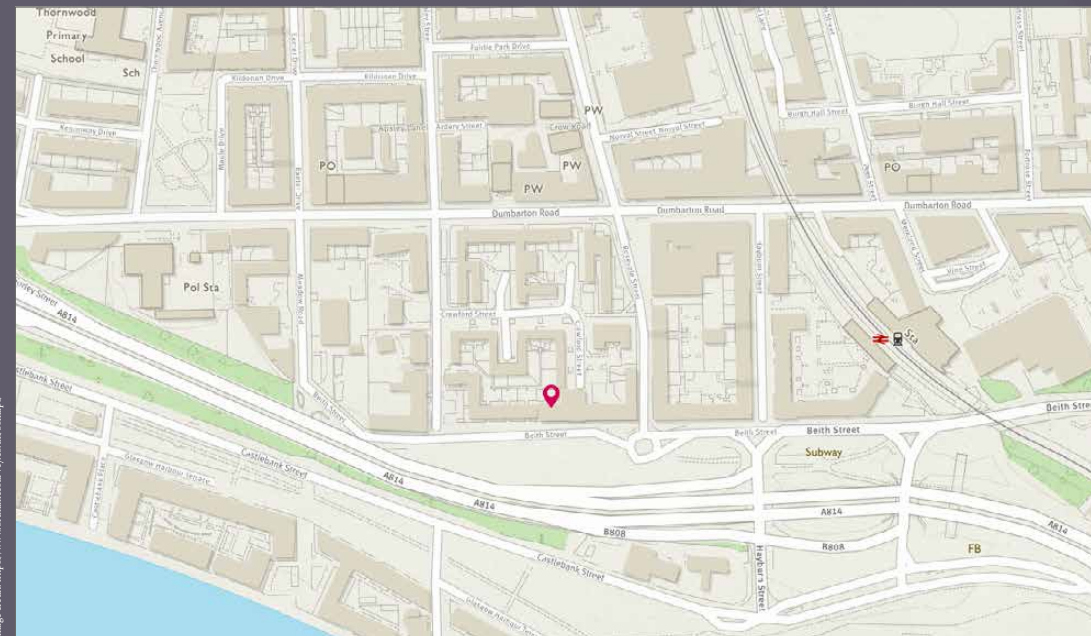
Internally, the property has been maintained to a high standard by the current owners and the property is offered to the market in walk-in condition. The décor throughout is sure to appeal but there will be ample opportunity for a buyer to really make their own mark. You enter the property through a welcoming central hallway which provides access to all rooms and includes integrated storage. The accommodation is centred around a fantastic, semi-open plan, kitchen/reception which faces the front of the building and has views towards the Clyde. The lounge room is a large conventionally shaped room which offers real versatility. There is ample space for a range of free-standing furniture and the is hugely bright with large windows and a Juliet balcony. The kitchen has a defined separation from the reception and includes a full range of base and wall mounted units that provide great preparation and storage space. There is an integrated gas hob, electric oven and cooker hood alongside a free standing fridge freezer. The master bedroom is particularly spacious, faces the rear of the building and also gives access to a contemporary en-suite shower room. The second bedroom is also a good double with excellent natural light and an integrated wardrobe. The internal accommodation is completed by a spacious bathroom which boasts partial tiling and a white three-piece suite. The property also enjoys allocated parking in a secure garage. This is a spacious and well-presented flat that is sure to appeal to a range of buyers. Early viewing is a must.



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 5.00m (16'5") x 3.70m (12'2") |
| Kitchen | 3.60m (11'10") x 2.50m (8'2") |
| Bedroom 1 | 3.90m (12'10") x 3.80m (12'6") |
| En-suite | 2.40m (7'10") x 2.10m (6'11") |
| Bedroom 2 | 3.90m (12'10") x 3.10m (10'2") |
| WC | 2.30m (7'7") x 2.10m (6'11") |

Gross internal floor area (m²): 79m² | EPC Rating: B






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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer