



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**3/2 35 Dudley Drive**

HYNDLAND, GLASGOW, G12 9RP

The popular West End area of Dudley Drive in Hyndland is a great place to live and commute from. The transport links by bus and rail are frequent across the city and further afield to Edinburgh and surrounding areas. It's approximately fifteen minutes 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 vast range of universities, bars, cafes, restaurants and fantastic nightlife. All the great amenities Glasgow has to offer are within easy reach, making it a very popular place to call home.



These traditional tenement apartments have eternal buyers appeal, given their spacious and flexible accommodation with high ceilings and lovely cornice detail.

This one rates well up the list, as it is presented in great condition with the hard work already done.

The accommodation comprises a bright and spacious lounge with a beautiful large window that floods light into the room. Given the room's shape, it would suit a range of furniture configurations whilst still allowing for a dining table.





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The dining kitchen is finished in cream shaker style units, and has a gas hob, electric oven with ample space for the free-standing fridge freezer. The space also benefits from a feature fireplace with log burner and a dining area.





The bathroom is fresh and bright, with a white suite and an electric shower over the bath.





The double bedroom is a very relaxing space with ample room for free-standing furniture along with a large mirrored wardrobe.

The home is kept warm, secure and comfortable via the double glazing, gas central heating and secure door entry system. There is also plenty of storage space to keep the apartment clutter-free at all times.

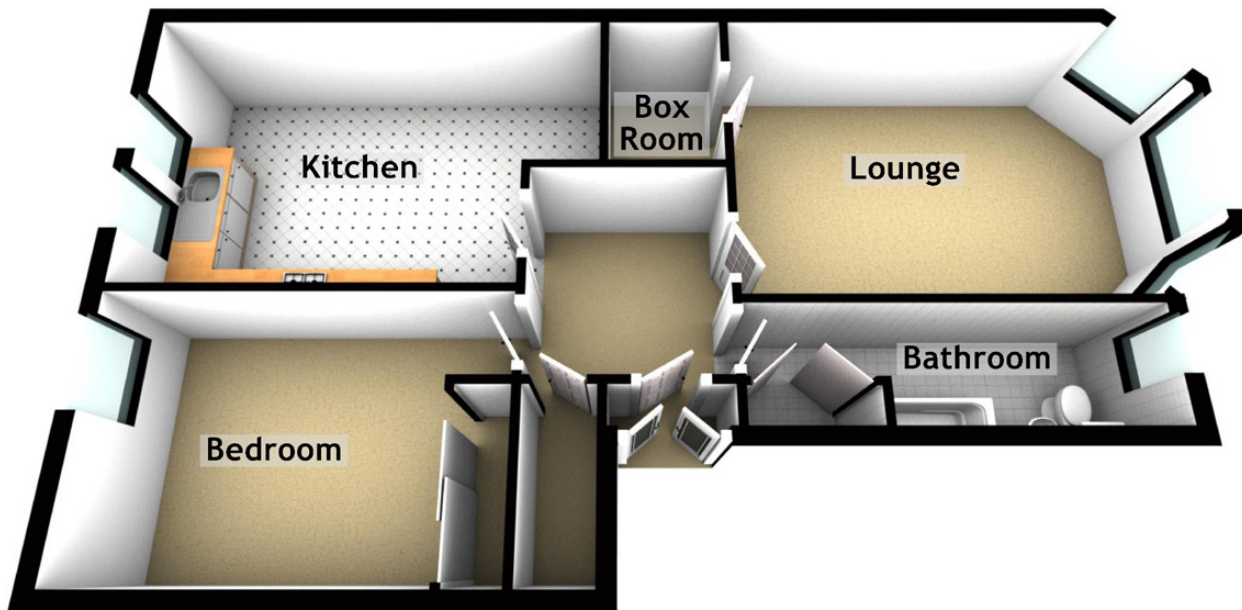




The apartment has a communal drying area to the rear.

This is a great apartment for any young couple to call home, it's offered in lovely condition and it leaves little for the new owners to do, except move in, sit down and start enjoying it.

Early viewing is advised for Buy-To-Let investors or couples looking for a great apartment in an eternally popular location.



## Specifications

### Floor Plan, Dimensions & Map

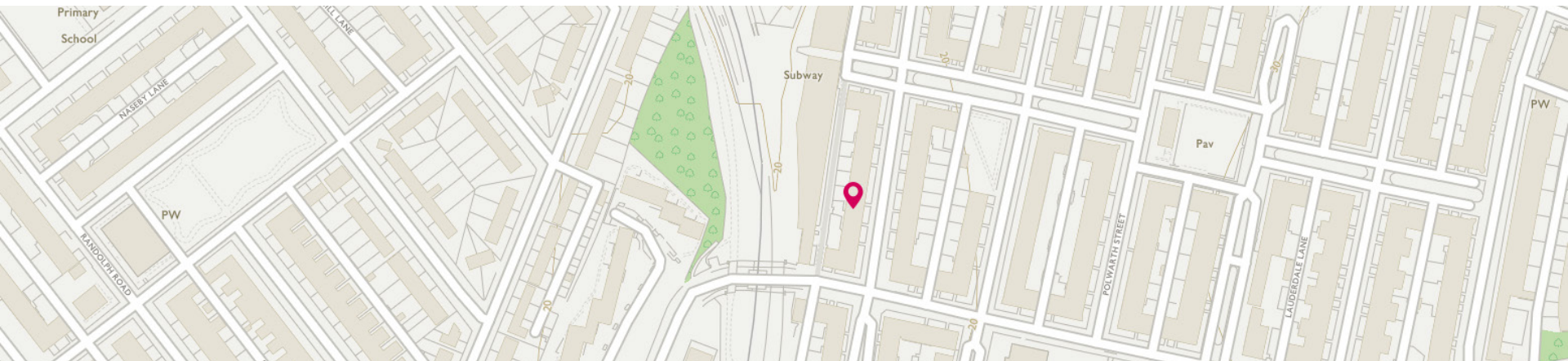
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.35m (14'3") x 3.38m (11'1")
Kitchen	5.13m (16'10") x 2.99m (9'10")
Bedroom	4.25m (13'11") x 2.90m (9'6")
Box Room	1.81m (5'11") x 1.29m (4'3")
Bathroom	4.35m (14'3") x 1.27m (4'2")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: G

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



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**MARK BRYCE**  
Photographer



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Designer