




McEwan Fraser Legal

Solicitors & Estate Agents

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7/10 Dalhousie Court

42 WEST GRAHAM STREET, GLASGOW, G4 9LH



THE LOCATION

GLASGOW, G4 9LH

“ ... THE AREA IS EXTREMELY POPULAR WITH YOUNG PROFESSIONALS AND INVESTORS ALIKE ... ”

Dalhousie Court is located on West Graham Street on the edge of Glasgow city centre. The area is extremely popular with young professionals and investors alike. It boasts easy access to Glasgow's West End, with all its bars and restaurants, and City Centre, without all the associated hustle and bustle. Cowcaddens subway station and many of the city's universities are also within easy walking distance, while the motorist benefits from access to the nearby M8 motorway network, providing quick and easy access to the Central Belt and beyond.



7/10 DALHOUSIE COURT

42 WEST GRAHAM STREET, GLASGOW, G4 9LH

We are delighted to bring to the market this excellent two-bedroom apartment. Set in the heart of one of Glasgow's most central city locations. The apartment benefits from a lift service to the seventh floor which also affords residents some fantastic views across the cityscape.

The property has new flooring and is presented in great decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the fantastic accommodation offered by this aspirational apartment.

The accommodation consists of a very spacious and immediately impressive open plan lounge/diner with windows that flood the room with natural light and help create a very relaxing space.

The stylish kitchen is finished in gloss white units and is fitted with an electric hob, electric oven, with ample space for a freestanding washing machine, and side by side fridge and freezer.

There are two good sized bedrooms in this apartment, both with ample space for free-standing furniture and built-in storage for convenience.

Finally, the property is completed by a recently fitted and stunning 'Bagno' designer bathroom, finished to perfection with trendy 'metro' style tiling with an electric shower over the bath and a pedestal designer bowl sink. The bathroom alone has cost £10,000 to create, and we believe worth every penny.

The apartment is kept warm, comfortable and secure courtesy of the double glazing, up to the minute Fisher Future Heat slimline central heating, and a secure entry system and lift service. The apartment comes with one designated parking space located within the basement garage car park of the building.

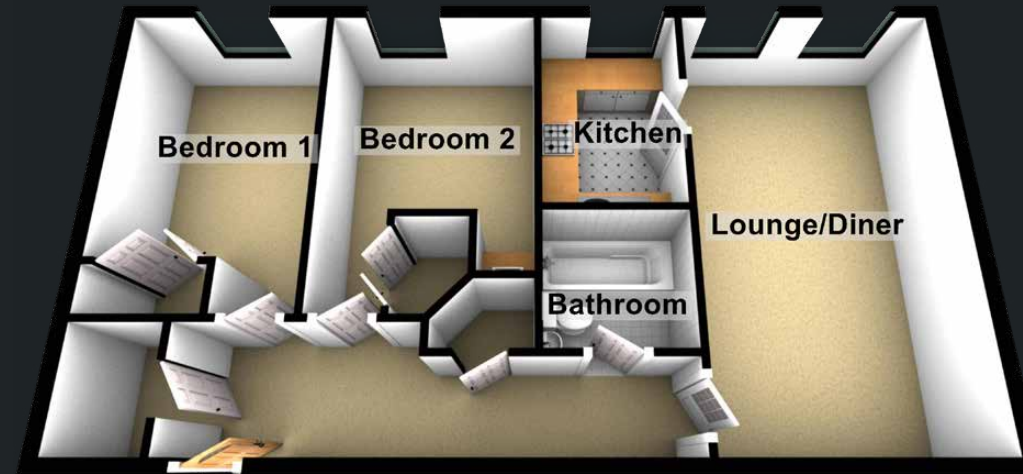
Early viewing is strongly advised for anyone looking for a highly versatile and stylish apartment in one of Glasgow's best-located city-centre developments.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

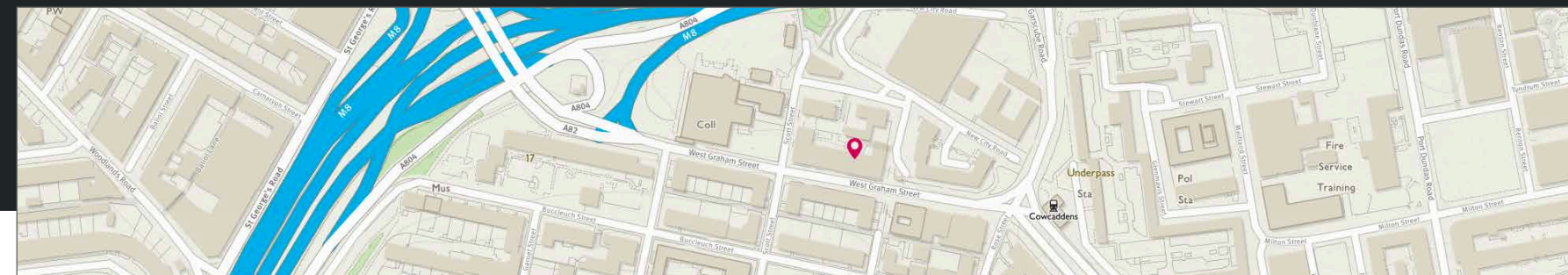


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.70m (18'8") x 3.30m (10'10")
Kitchen	2.70m (8'10") x 1.80m (5'11")
Bedroom 1	4.65m (15'3") x 2.60m (8'6")
Bedroom 2	4.65m (15'3") x 2.70m (8'10")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 57m² | EPC Rating: E

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






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**Part
Exchange
Available**

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Text and description
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Professional photography
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Photographer



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