



A PERFECT FIRST-TIME BUYER'S HOME OR AN  
EXCELLENT BUY-TO-LET OPPORTUNITY



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McEwan Fraser Legal is delighted to present to the market this well presented two-bedroom apartment. This would make a fantastic first-time buyer's home or given the high demand for apartments for NHS staff at the nearby Queen Elizabeth University Hospital it would make a great buy to let investment. This is a spacious and desirable property in walk-in condition.

Accommodation comprises a large lounge with a bay window allowing natural light to flood in. A well-arranged modern fitted kitchen with ample work surface over base and wall mounted units with tiled splash-back accommodates gas hob with extractor, modern electric oven and has an open aspect to the spacious lounge with a breakfast bar on the lounge side affording a comfortable area to enjoy a tasty meal. The attractive modern bathroom has a grey tiled floor, white tiled walls, a modern white suite and a shower cabinet housing a shower with rainfall feature and multiple jets as well as a traditional hand-held shower. There are two good sized double bedrooms, both with room for free-standing furniture and boast the same quality laminate as the hallway and lounge.

The very large cupboard off the hallway accommodates the washing machine and freezer with room to spare. Gas central heating, double glazing and a security door entry all add to the appeal of the apartment.

This really is a great place to call home. Early viewing is a must for this very attractive property.

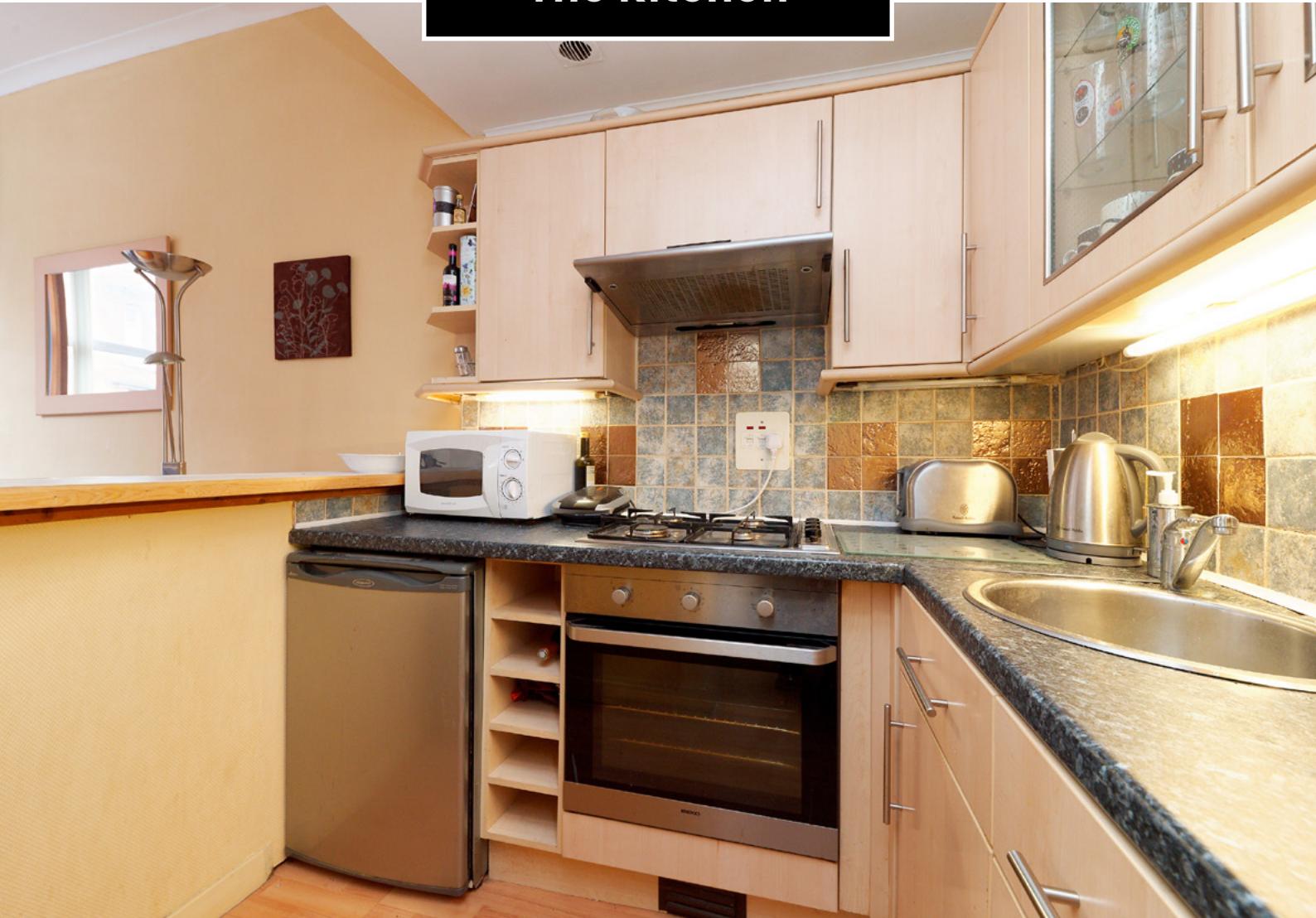
# The lounge







## The Kitchen

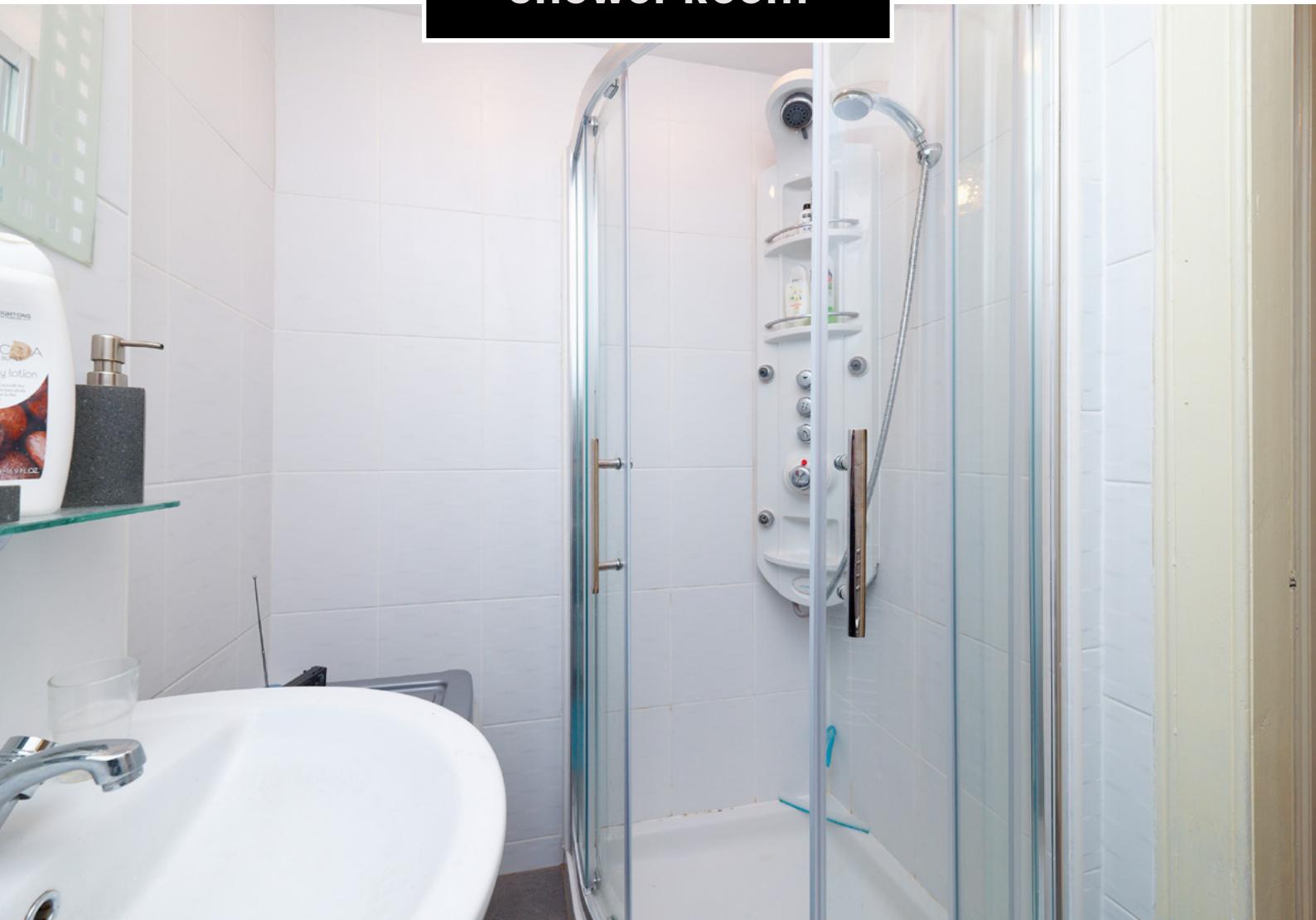


# The Bedrooms





Shower Room



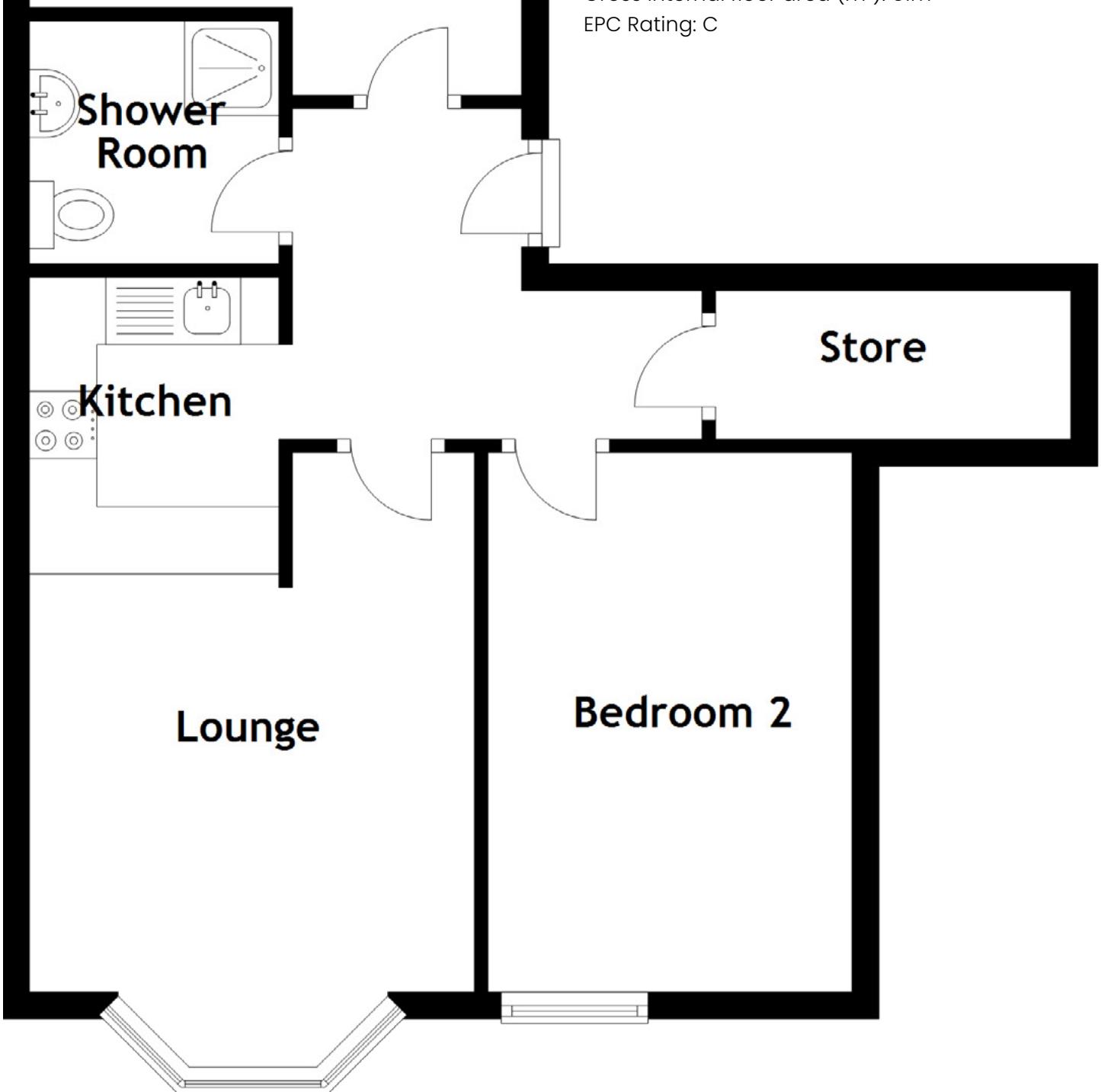
# **Bedroom 1**

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.05m (16'7") x 3.30m (10'10")
Kitchen	2.20m (7'3") x 1.85m (6'1")
Bedroom 1	3.75m (12'4") x 3.65m (12')
Bedroom 2	4.00m (13'1") x 2.70m (8'10")
Shower Room	1.85m (6'1") x 1.80m (5'11")

Gross internal floor area ( $m^2$ ): 61 $m^2$

EPC Rating: C





## The Location

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Set in the eternally popular location of the Linthouse area of Govan with great transport links via bus and rail to the city centre in less than 15 minutes, this is a great location. Walking distance to the new Queen Elizabeth University Hospital. The M8 motorway is only 5 minutes drive away meaning all areas of the city and West-central Scotland are easily within reach.

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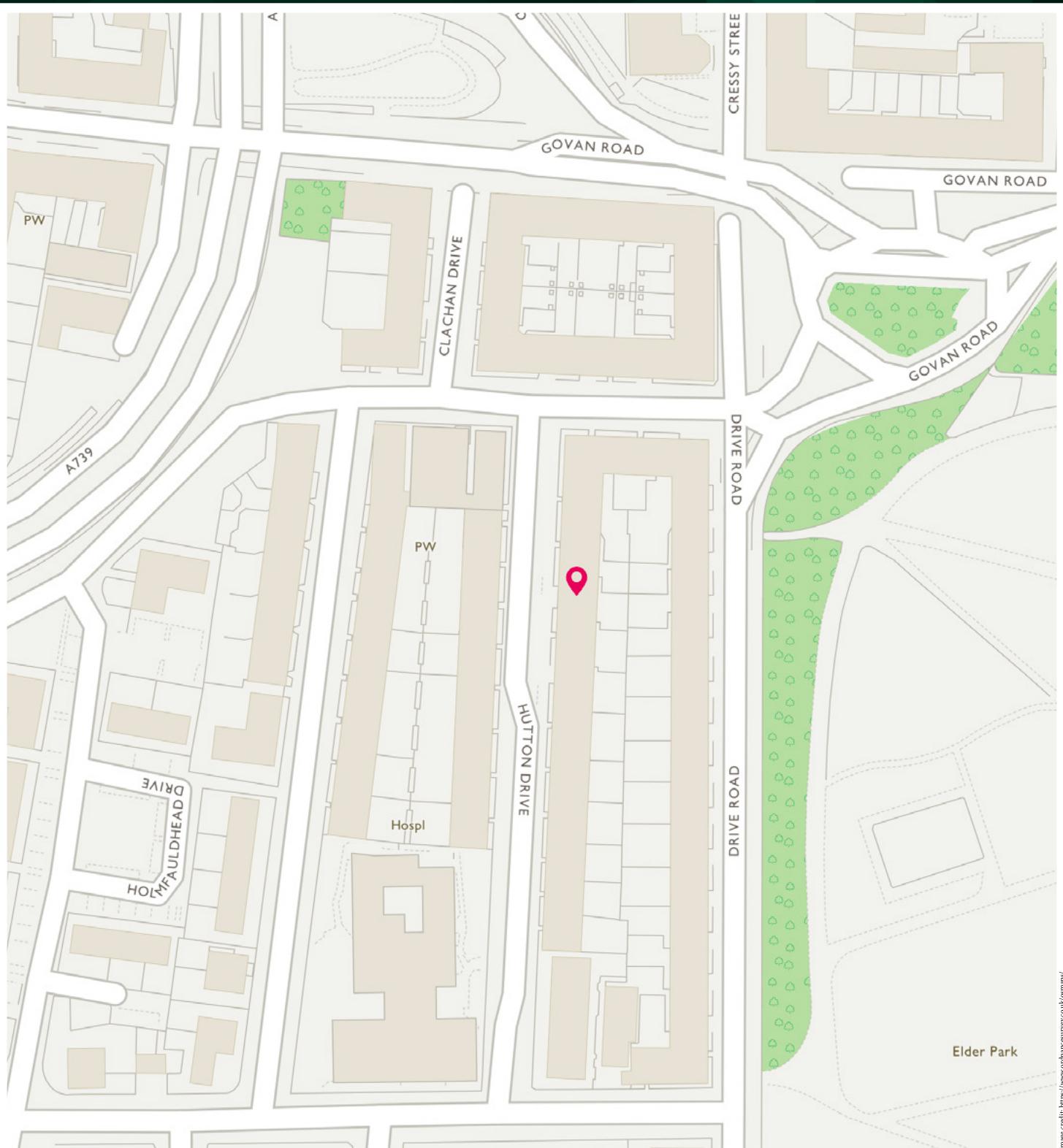


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

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