

2/4, 275 Caledonia Road

GORBALS, GLASGOW, G5 0TB



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present this fantastic opportunity to own a charming two-bedroom maisonette flat that holds incredible potential for those looking to create their dream living space. While some cosmetic modernizations are in order, this property represents an excellent investment in a prime location that promises comfortable living and limitless possibilities.

Nestled in a popular neighbourhood, this maisonette flat offers a prime address that combines convenience with tranquillity. As you step into the inviting foyer, you'll immediately recognize the solid bones of this residence that provide a strong foundation for your creative vision.

The layout of the flat offers a natural flow between rooms, providing a canvas for your personal touch. The living area is spacious and filled with an abundance of natural light, creating a warm and welcoming ambiance. There is also a balcony to enjoy in the warmer months. Imagine transforming this space with contemporary finishes and modern design elements that will elevate the overall aesthetic.





The kitchen showcases a layout that could easily accommodate the gourmet kitchen you've always envisioned. With a dash of imagination and a touch of modernization, this space can be re-imagined into a culinary haven where you can craft culinary delights.





The two bedrooms are generously sized, providing a comfortable retreat at the end of the day. The bathroom, though currently in its original state, holds immense promise. With your creative input, it can be transformed into a spa-like oasis, offering a space to unwind and rejuvenate.

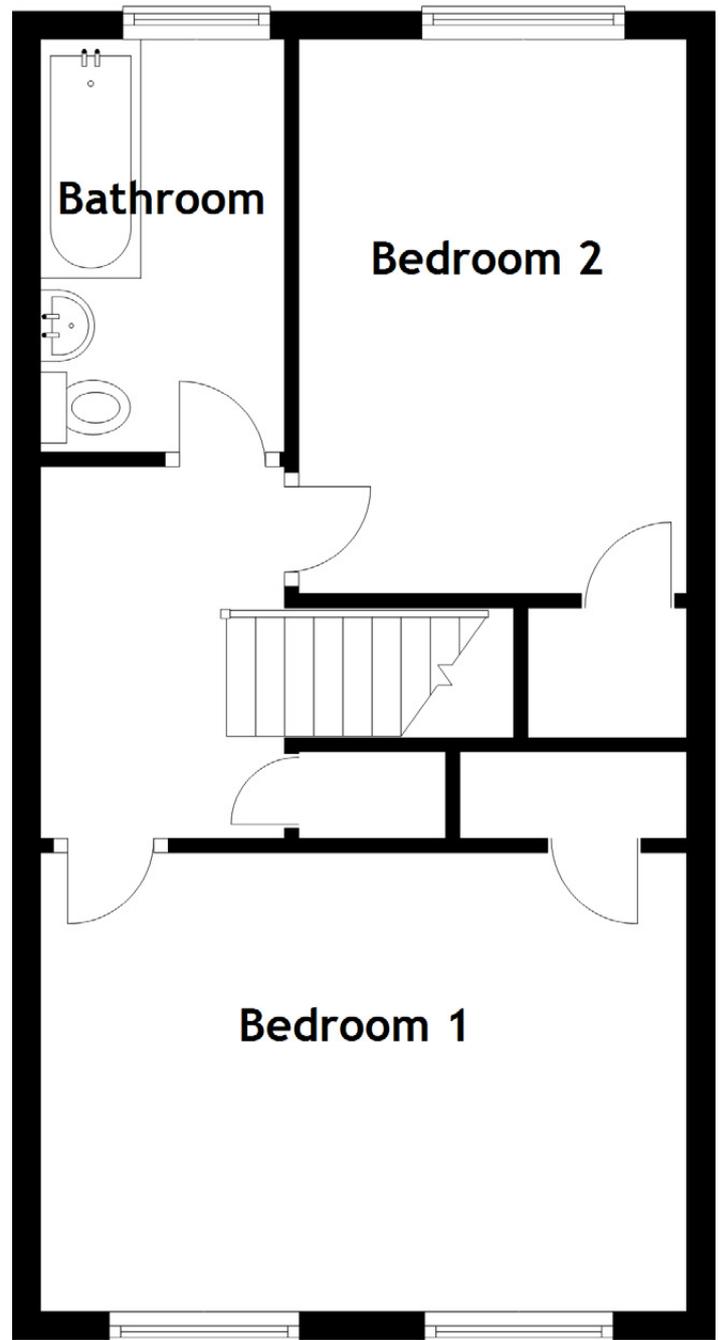
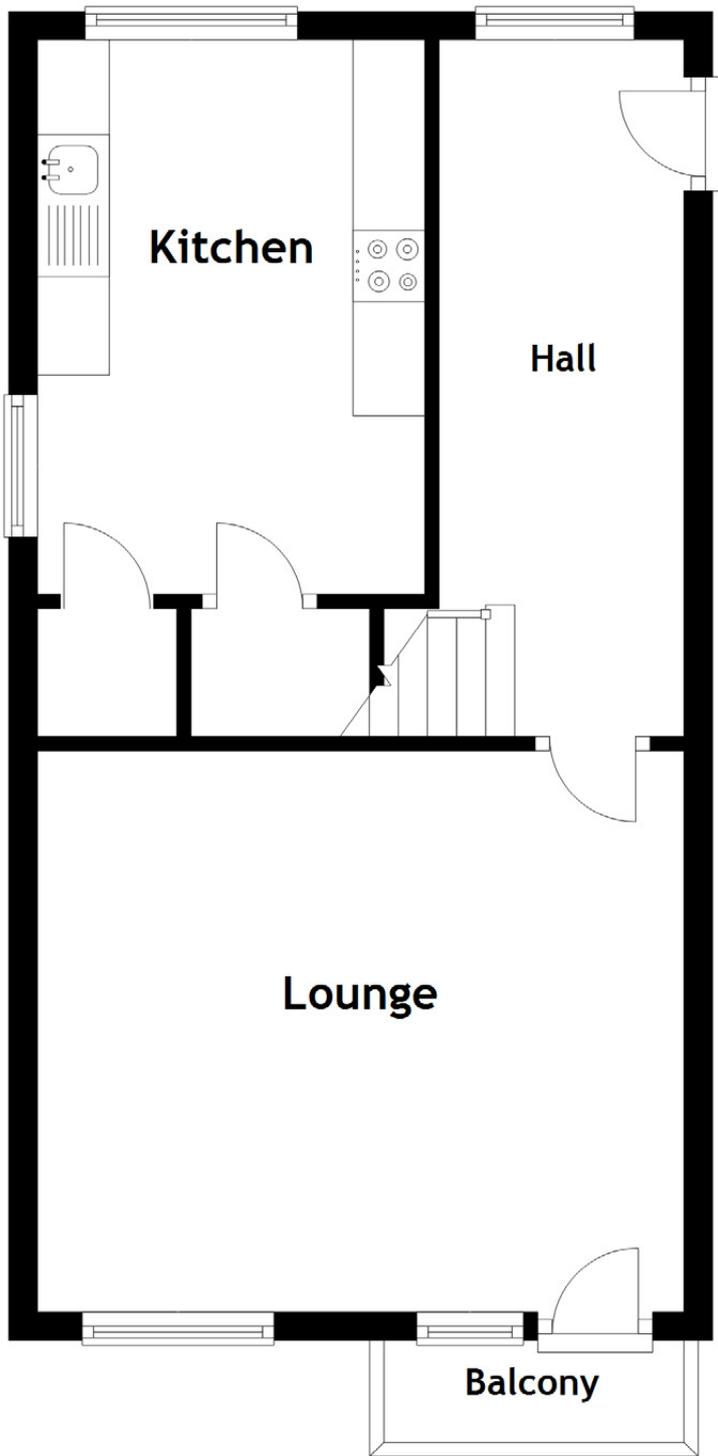




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.95m (12'11")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Bedroom 1	4.50m (14'9") x 3.10m (10'2")
Bedroom 2	3.90m (12'9") x 2.70m (8'10")
Bathroom	2.90m (9'6") x 1.70m (5'7")

Gross internal floor area (m²): 74m²

EPC Rating: C

Buyer's Premium Value: £3100



COMMUNAL AREA

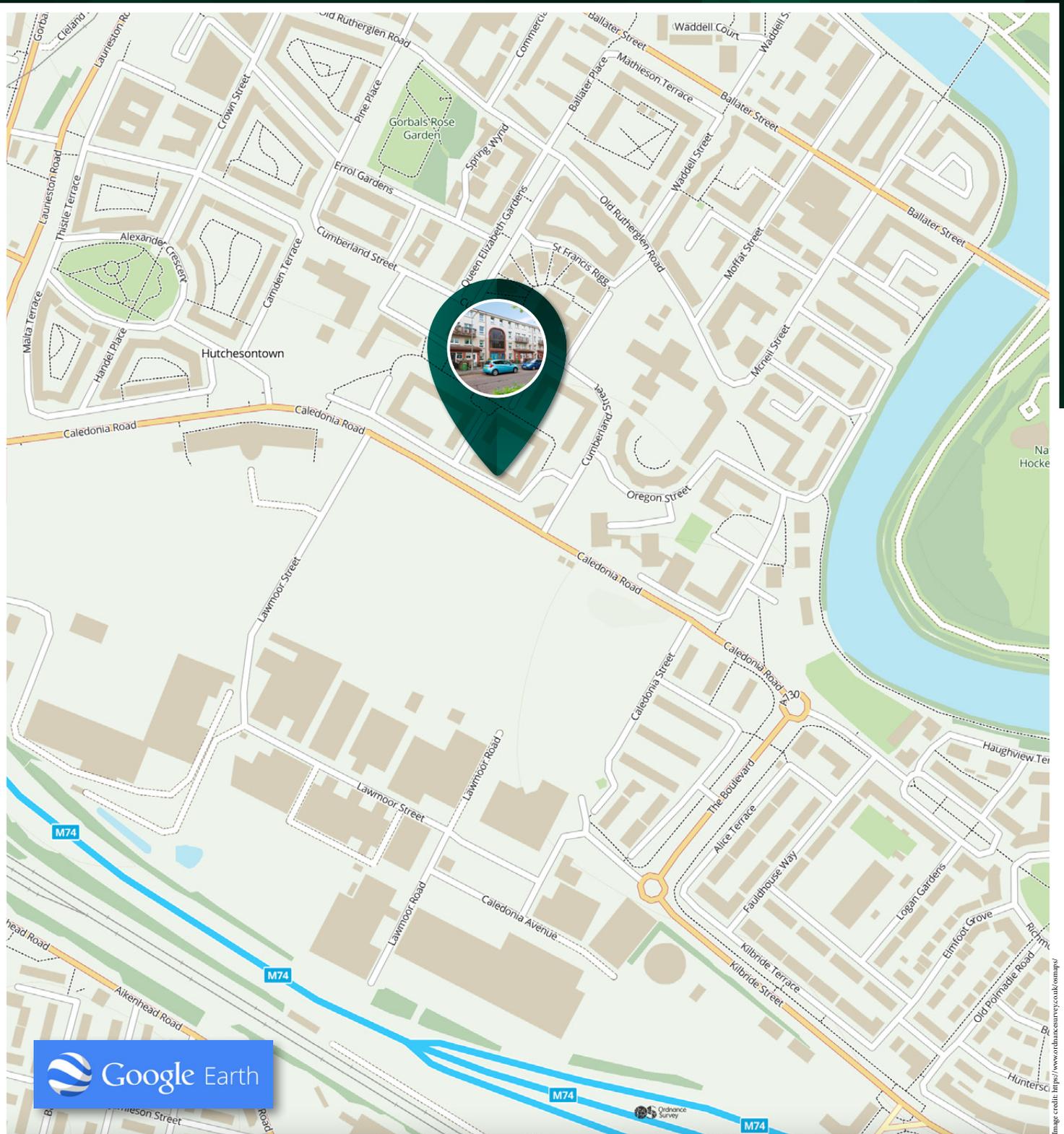
One of the standout features of this property is its incredible potential. The opportunity to add value through cosmetic improvements is a remarkable advantage. You have the freedom to choose finishes, materials, and designs that align with your vision, giving you a unique chance to personalize every corner of the space.

Furthermore, the location of the maisonette flat speaks for itself. With access to desirable amenities, excellent schools, and convenient transportation links, this property offers the perfect balance between city living and peaceful retreat.

In summary, this two-bedroom maisonette flat is a diamond in the rough, waiting for a discerning buyer with an eye for potential. With a bit of TLC and cosmetic modernizations, you can transform this space into a modern masterpiece that perfectly reflects your style and taste. Don't miss the chance to acquire this property and turn it into the home you've always dreamed of.

The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it is a mere ten minutes walk 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 good range of schools and amenities all within easy reach, making it a very popular place to call home.





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