




McEwan Fraser Legal

Solicitors & Estate Agents

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GLASGOW, G53 7UD



“...THIS IS A PROPERTY THAT HAS REALLY BEEN ENJOYED BY THE CURRENT OWNER, GIVEN ITS WELL-APPOINTED ACCOMMODATION, ELEVATED POSITION AND GREAT LOCATION...”

The popular area of Crookston is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It's a mere 9 miles to the heart of Glasgow city center. For those traveling 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 an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

We are delighted to offer to the market, this exquisitely stylish and spacious two bedroom apartment, set in an absolutely stunningly beautiful stone built former Water Tower development, immaculately restored by Miller homes in 2005. The grounds of the development are tranquil and the area is regarded as a real triumph in blending charming traditional architecture with the demands and convenience of modern living. The property is offered in true walk-in condition and benefits from just having undergone a redecoration.

Accommodation comprises of a bright and airy open plan lounge/kitchen/diner. The beautiful high ceilings, quality flooring and abundance of natural light flooding in from the large sash windows offer a great space that's just perfect for relaxing or entertaining with friends and family. The kitchen and utility area are ideal for the apartment, finished in a range of light wood units, with a gas hob, electric oven,



integrated appliances and a freestanding fridge freezer. Freestanding appliances may be available by separate negotiation.

To help ensure the apartment is always kept clutter free, there's ample storage space throughout the apartment. The beautifully tiled bathroom is fresh and bright, with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers. There are two very good sized bedrooms in this apartment; both have storage space built in and ample space for free standing furniture. The master bedroom as expected in a development of this calibre is en-suite and contains a standalone shower enclosure with an electric shower. The apartment is always kept warm, comfortable and secure via the double glazed astragal sash windows, gas central heating, and secure entry system. There is residents' parking adjacent to the building.

This is a property that has really been enjoyed by the current owner, given its well-appointed accommodation, elevated position and great location. Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for 'canny' buy to let investors, young couples or first-time buyers or indeed anyone looking for a perfect apartment with space, flexibility and charm, where all the hard work has already been done.

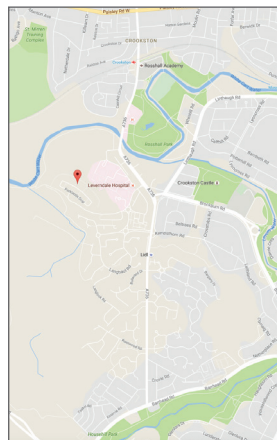
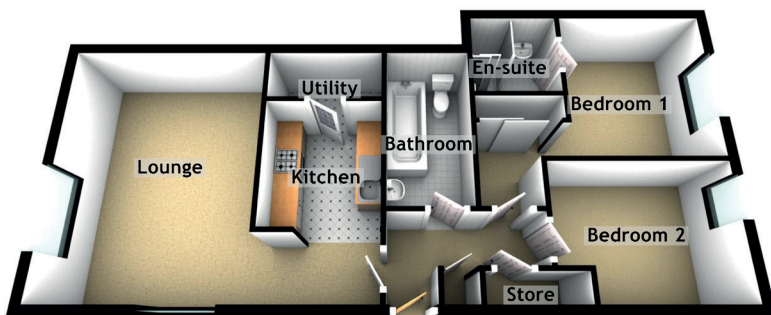


KITCHEN /
LOUNGE /
BEDROOMS /
EN-SUITE /
BATHROOM /



SPECIFICATIONS

FLOOR PLAN & PROPERTY LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.71m (12'2")
Kitchen	3.40m (11'2") x 2.20m (7'3")
Utility	2.20m (7'3") x 1.50m (4'11")
Bedroom 1	2.80m (9'2") x 2.60m (8'6")
En-suite	1.70m (5'7") x 1.60m (5'3")
Bedroom 2	3.35m (11') x 2.90m (9'6")
Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²) - 68 m²

EPC Rating - C

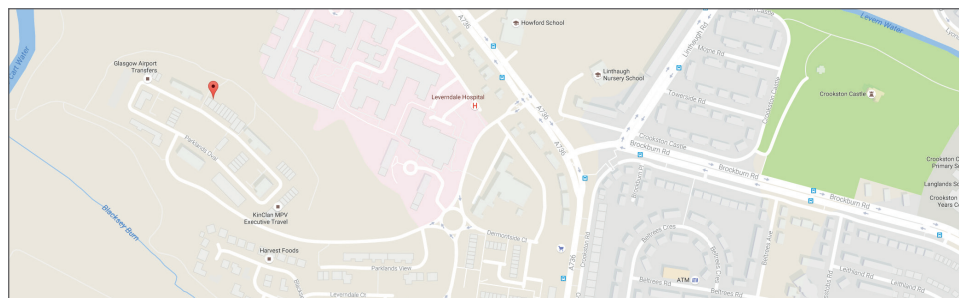


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Part
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