



  
**McEwan Fraser Legal**  
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**G/R, 4 Harland Cottages**

SCOTSTOUN, GLASGOW, G14 0AS



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## LOCATION

Harland Cottages is located only a short distance from the wide range of shops, restaurants and other amenities available on Dumbarton Road.

The new Queen Elizabeth University Hospital, Victoria park and Scotstoun Leisure Centre, which is home to ‘Glasgow Warriors’, are located nearby. Glasgow University, Kelvingrove Park and the Botanic Gardens are also within easy reach of the property. Regular bus services run along

Dumbarton Road and frequent train services run from nearby Scotstounhill. The Clydeside Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt. Glasgow Airport is under fifteen minutes away.

## PROPERTY

Harland Cottages are an interesting collection of one and two-bedroom, main door flats. Originally constructed as homes for those who worked at the famous shipyards of Glasgow, the property lies adjacent to the River Clyde and is accessed via South Street.

Externally, the cottages are attractive with pitched, tiled roofs and chimney stacks, a roughcast and rendered exterior facade with an interesting Tudor style, black timber detail around the upper level.

We are delighted to offer for sale this two bedroom, ground floor (main door) flat located in a popular pocket of ‘Scotstoun’. The property offers flexible accommodation and would be an ideal first time purchase or buy-to-let investment. The property has been competitively priced to realise an early sale and the accommodation has been arranged to offer flexibility and individuality.

In more detail, the accommodation comprises a vestibule opening into an entrance hall. The lounge/diner, which is generously proportioned offers a range of furniture configurations. There is space within this zone for a dining table for more informal dining with friends and family.

The kitchen has been fitted to include a range of floor and wall mounted units. It further benefits from an integrated oven, hob and extractor hood. There is also space for a washing machine and a compact fridge. A rear vestibule allows access to the gardens at the rear.

There are two bedrooms, both of which are flooded with natural light and offer floor space for additional free-standing furniture. The second bedroom could be used as anything you want, a dining room, home study or as a permanent bedroom. A shower-room completes the accommodation.

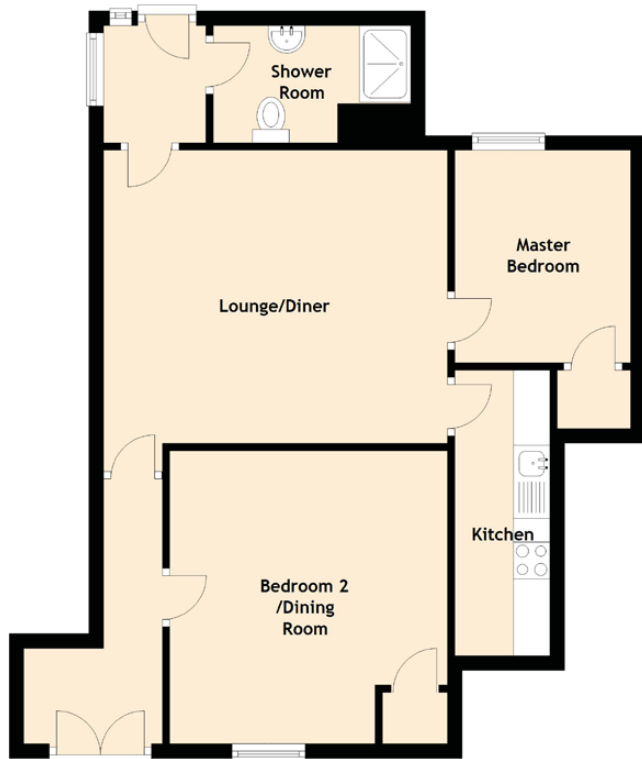
Further features include gas central heating and (sealed) double glazing for additional comfort and convenience

Additionally, the flat benefits from communal grounds to the rear aspect. Residents parking is available.



“... Harland Cottages are an interesting collection of one and two-bedroom, main door flats ...”





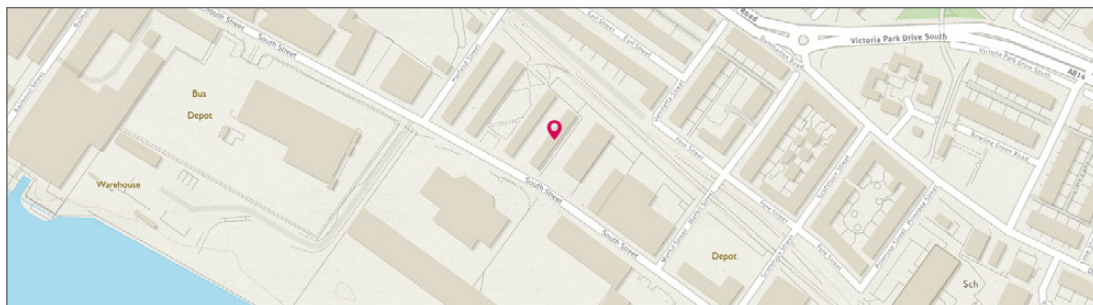
Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	4.70m (15'5") x 4.00m (13'2")
Kitchen	3.90m (12'9") x 1.30m (4'3")
Bedroom 2/Dining Room	4.00m (13'1") x 3.80m (12'5")
Master Bedroom	2.90m (9'6") x 2.40m (7'11")
Shower Room	2.70m (8'10") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>

EPC Rating: D

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



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Text and description  
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