



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Flat 4, 30 Ayr Street**  
GLASGOW, G21 4DG





## FLAT 4, 30 AYR STREET

Ayr Street is a great place to call home, with the main motorway links only 5 minutes drive away commuting by car to all parts of central Scotland is easily accessible There is a range of schools accessible within the area and plenty of options for daily household shopping within a short distance. Glasgow city centre is only 15 minutes away by public transport.

Part Exchange available. We are delighted to offer to the market this excellent two bedroom apartment, set in a quiet development in the popular area of Springburn.

The property is located in a quiet and secure position, with a great neighbourly spirit all around it, it's ideal for any first-time buyer or couples.

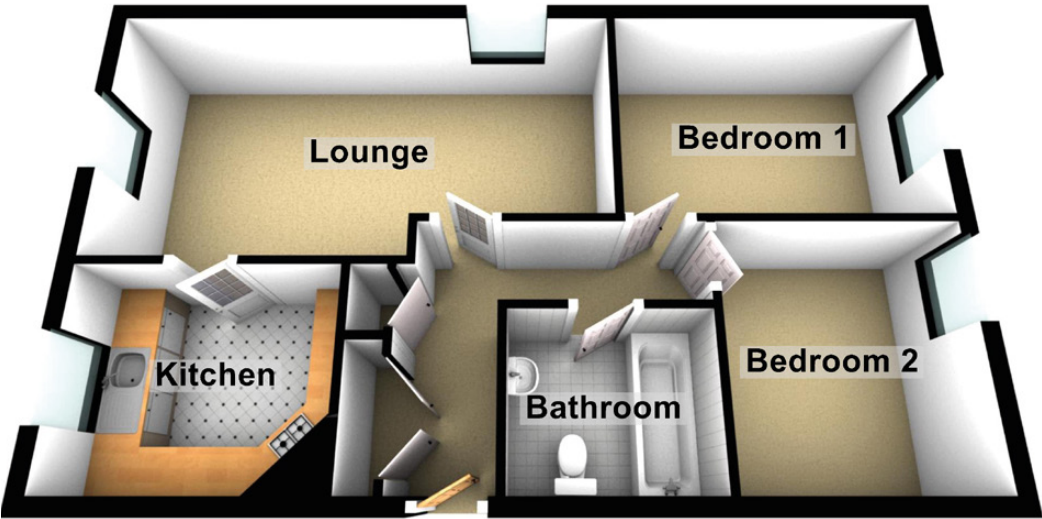
Accommodation consists of a bright and airy lounge/diner with large windows that flood the room with natural light. The kitchen is well appointed with a good range of modern light oak wood units with an electric cooker, hob and ample space for

a washing machine and fridge and freezer side by side. It's the perfect place for a chef to serve up a marvellous meal. The tiled bathroom is a good size and contains a white suite including a bath with an electric shower over it, ensuring there is always lots of instant hot water for long refreshing showers. There are two good sized bedrooms in this home, both of which are doubles with ample space for free standing furniture.

The home is kept warm, comfortable and secure via the double-glazing, electric convector heating and the secure door entry system. There is a communal utility back-court area and parking is to the rear and on-street to the front. The property has just recently been decorated leaving the new owners nothing to do except move in, sit down and start enjoying it. Early viewing is advised for 'canny' buy to let investors or first-time buyers looking for a great place to call home.



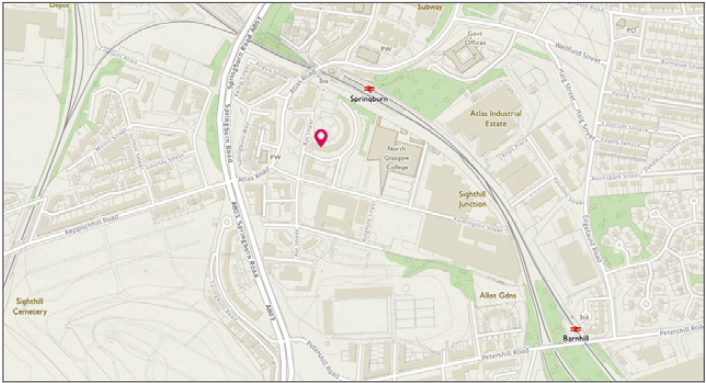
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.10m (10'2")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Bedroom 1	3.70m (12'2") x 2.60m (8'6")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 55m² | EPC Rating: B



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Part  
Exchange  
Available

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