

3/1, 16 Minard Road

GLASGOW, G41 2HN



*EXCELLENT ONE BED TENEMENT APARTMENT,
SHAWLANDS AREA, WALK-IN CONDITION*



0131 524 9797



www.mcewanfraserlegal.co.uk



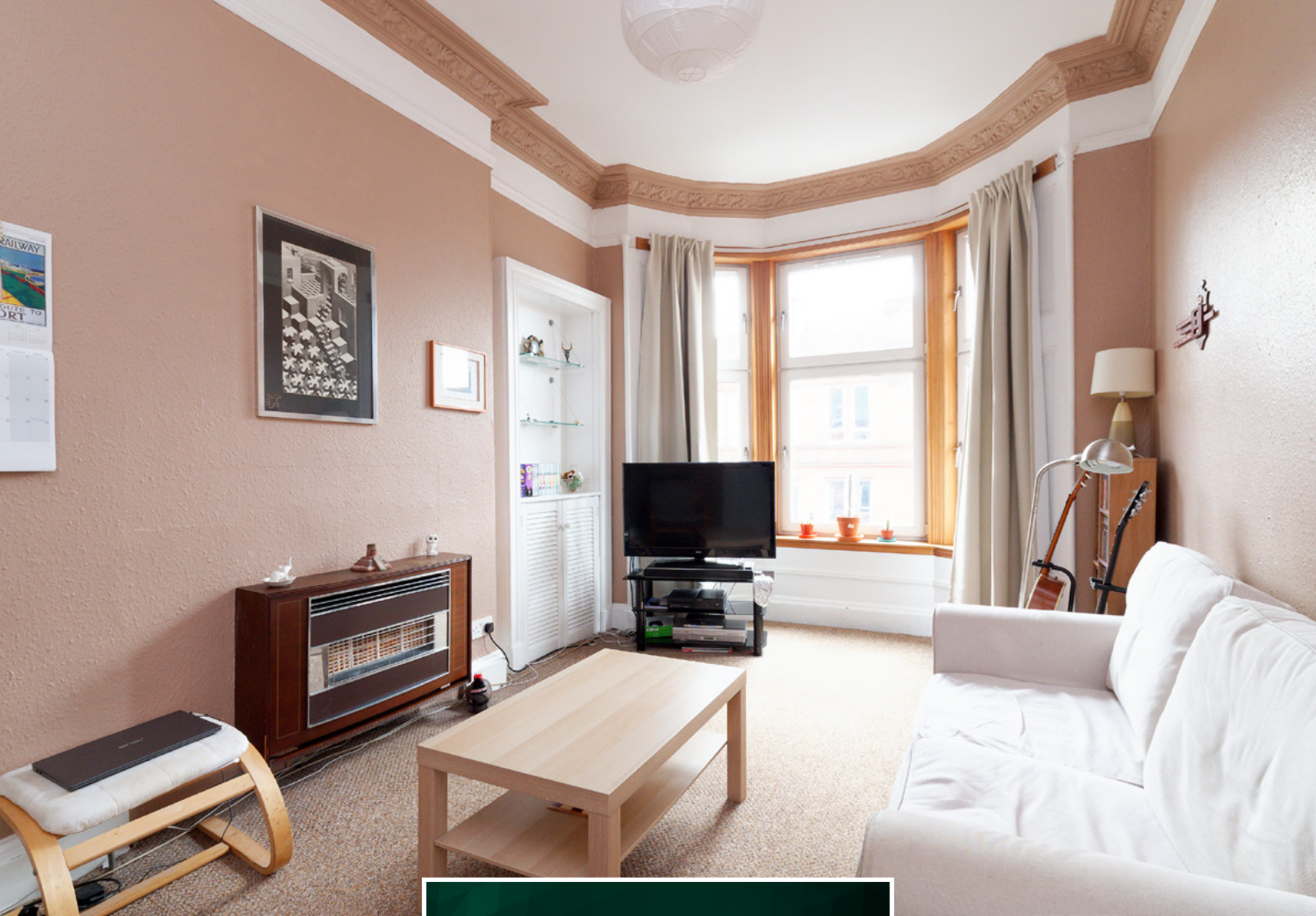
info@mcewanfraserlegal.co.uk





We are delighted to bring to the market this excellent one-bedroom apartment, which is ideal for first-time buyers or Young Professionals. Nestled beautifully in the ever popular Shawlands area, and widely regarded as having a great neighbourly spirit and close community feel.

The accommodation consists of a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The kitchen is perfect for the home, finished in an attractive range of light oak fitted shaker style units, with a gas cooker and ample space for a free-standing washing machine and fridge freezer. The food preparation area has been designed with functionality and style in mind and it makes a great space for any chef to serve up a marvellous meal. Free-standing appliances may be available by separate negotiation.

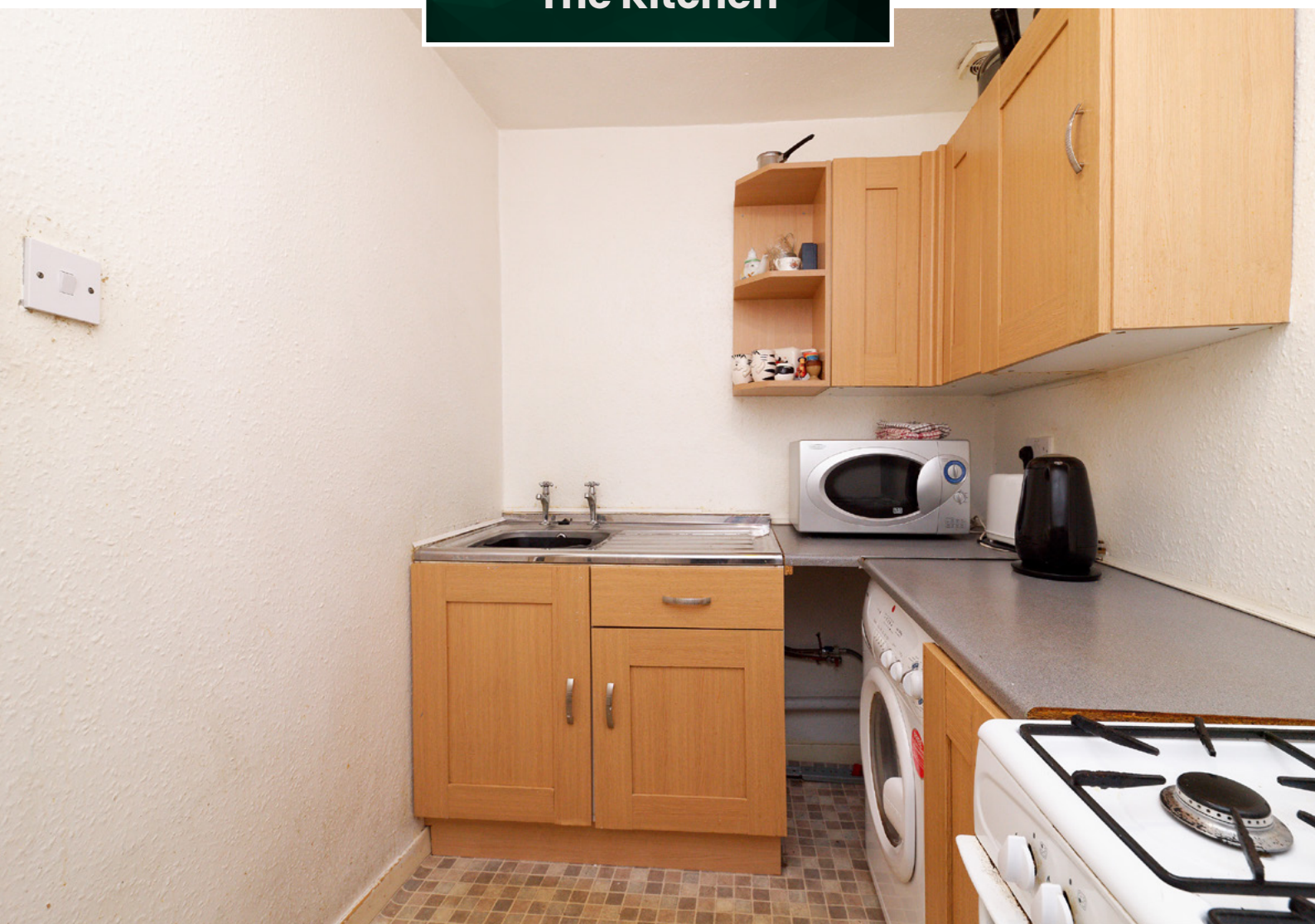


The Lounge





The Kitchen



The bathroom is bright and fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of hot water for long refreshing showers.

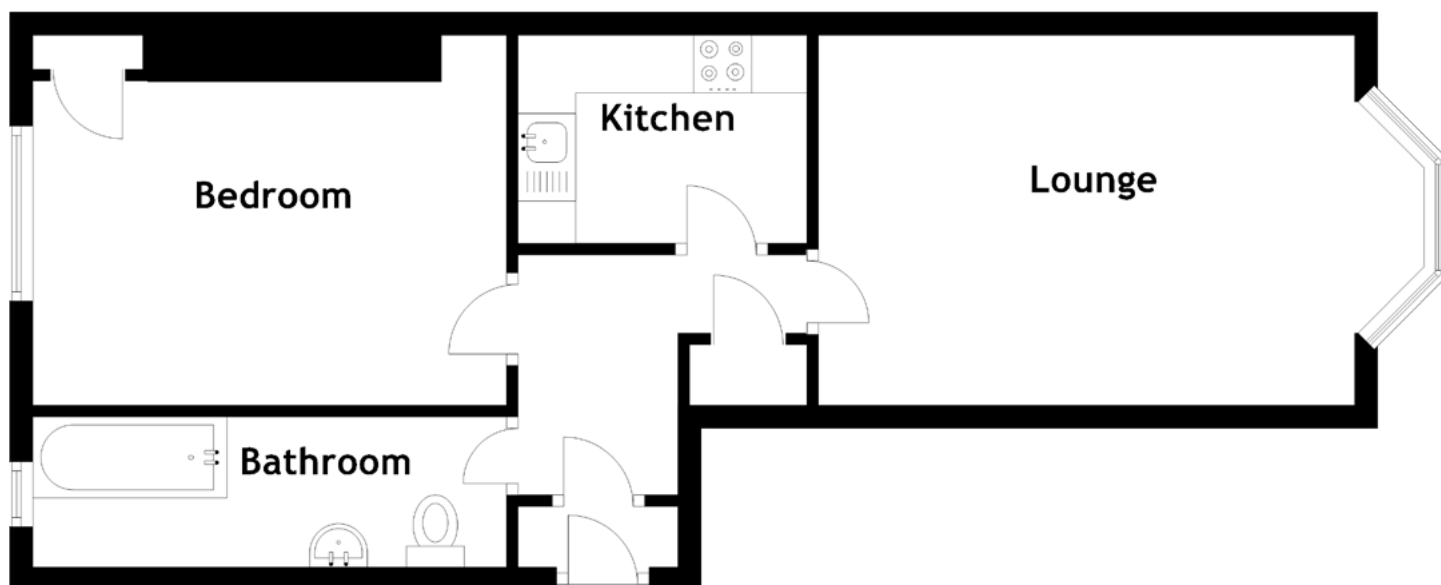
The double bedroom of this lovely apartment is a great size and affords ample space for free-standing furniture as required and a storage cupboard.

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry main door system. Parking is on-street.



The Bedroom





Approximate Dimensions

(Taken from the widest point)

Lounge	5.30m (17'5") x 3.10m (10'2")
Kitchen	2.50m (8'2") x 1.80m (5'11")
Bedroom	4.10m (13'5") x 3.20m (10'6")
Bathroom	4.40m (14'5") x 1.30m (4'3")

Gross internal floor area (m²): 46m²

EPC Rating: C



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There is also a rear communal area offering great utility space for drying washing.

This great apartment would make an ideal buy for any young couple or even a great investment property for a smart Buy-to-Let investor. Early viewing is strongly advised for anyone seeking a highly affordable apartment, in an eternally popular location.



16 Minard Road in 'Shawlands' is a perfect setting with an abundance of amenities on the doorstep. Local delicatessens and quality retailers are in abundance and original, "one-off" shops, specialising in home furnishings and artwork are just as prevalent. When it comes to shopping, confident local retailers tend to go that extra mile to deliver a personal service, making all the difference. There is also an abundance of eateries with a varied choice of cuisine – from traditional pub to elegant European, Fusion and Asia/Pacific dishes. You'll find fashionable wine bars, bistros, cafes and popular late-night venues – all within a short stroll! It's youthful in its outlook and it's a cool place to be seen!



The Location

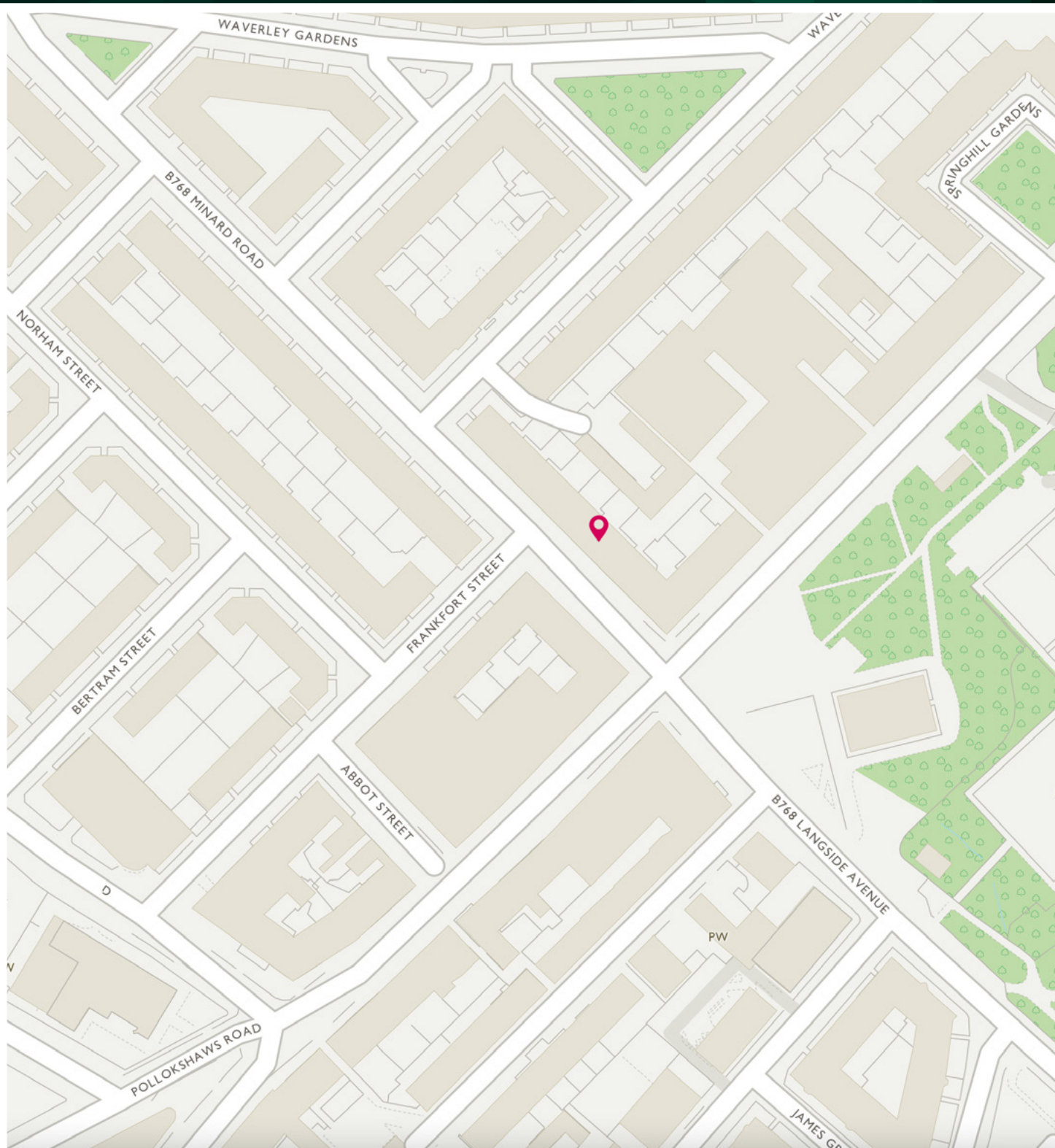


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



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ALAN SUTHERLAND
Designer

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