



*Well presented apartment with 2 double bedrooms and a generous dining kitchen*



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McEwan Fraser Legal are delighted to present this two double bedroom flat to the residential sales market. Located in the vibrant Springburn area, the flat has been designed to maximise natural light and is presented to the market in good order as an ideal first time buy or rental investment.

# THE LOUNGE



On entering the flat the welcoming hallway boasts a decent sized storage cupboard and leads to all aspects of the accommodation.

The lounge is front-facing and benefits from lots of natural light from the large bay window. Recently decorated, it can accommodate several different furniture layouts.

# THE KITCHEN



The spacious dining kitchen is nicely offset with white tiled splashbacks over grey work surface and grey base and wall mounted units, and has a freestanding gas cooker. There is space for under counter fridge and freezer as well as a washing machine along with room for a table and chairs.

# BEDROOM 1 & 2



The two double bedrooms are both a good size with ample room for free-standing furniture. Both rooms are warm and neutral with large windows providing a lot of natural light.

# THE BATHROOM

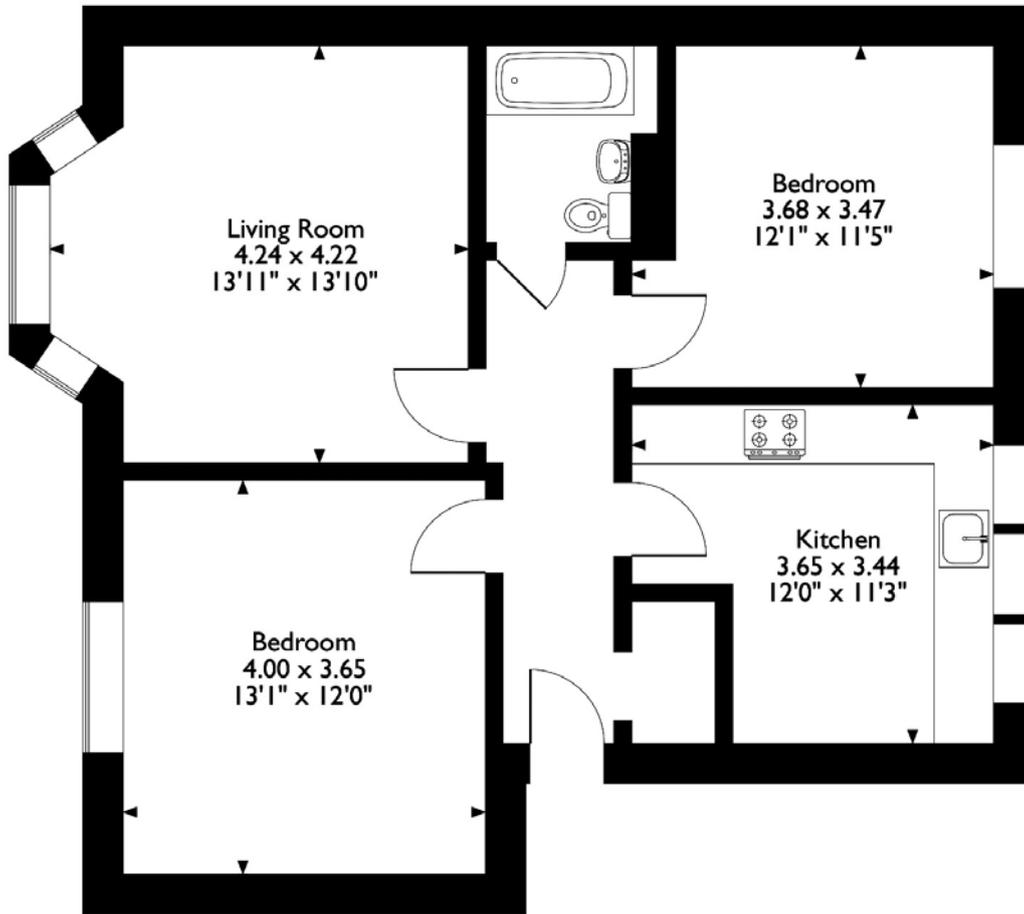


Accommodation is completed by a well-proportioned bathroom which benefits from grey floor and wall tiles and a modern white suite. The generous bath is further enhanced with a modern Triton shower above.

Finally, the flat is double glazed throughout and benefits from a secure entry system.

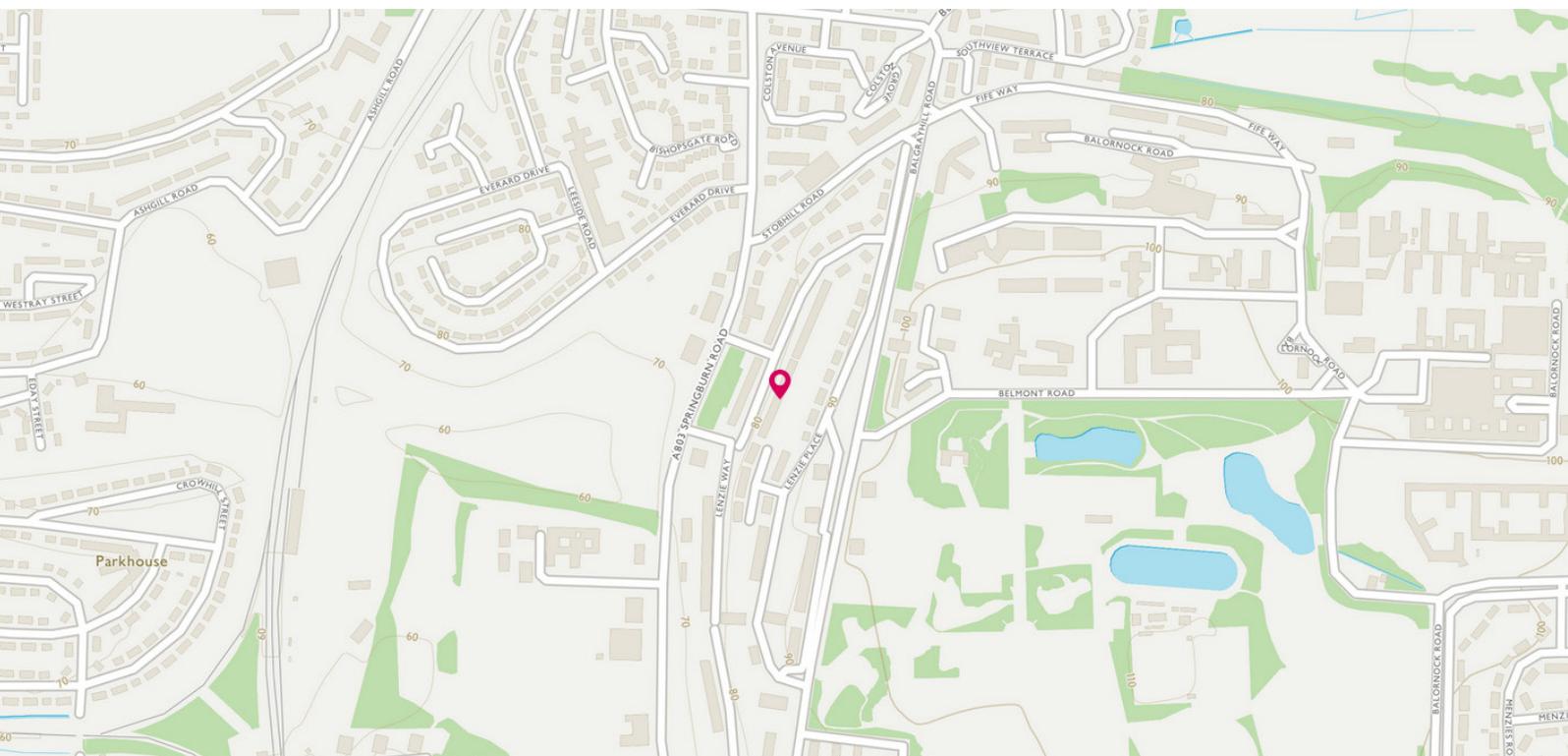


# FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): White goods may be available by separate negotiation.



# THE LOCATION

Located in a popular pocket of Springburn, to the North of Glasgow city centre, this apartment is very conveniently placed for access to all local amenities including shops and several public parks.





Excellent rail and bus links connect the property with all the amenities of the nearby city centre and surrounding areas. There are also excellent road links close by giving very easy access to the central belt motorway network.



**McEwan Fraser Legal**

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Part  
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