

1264/3/2 Paisley Road West

BELLAHOUSTON, GLASGOW, G52 1DP



Set in a very popular location, A perfect first-time buyer or Buy-To-Let investment opportunity



0141 404 5474



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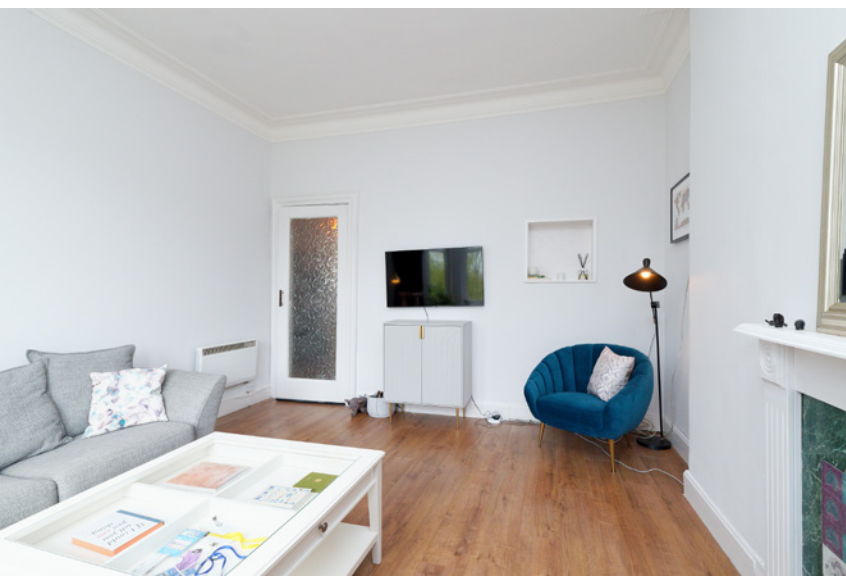


info@mcewanfraserlegal.co.uk



We are delighted to bring to the market, this fantastic one-bedroom apartment, set in a very popular area of Glasgow. The accommodation on offer is presented in true walk-in condition and is perfect for any young person or couple. Alternatively, it would make an excellent Buy-to-Let investment.

THE LOUNGE



The beautifully upgraded accommodation comprises a bright and spacious lounge, with a feature fireplace and a large bay window that allows natural light to flood the room. From the flooring to the high ceilings it is quite simply beautiful and, given the shape of the room, it would suit a range of furniture configurations.

THE KITCHEN



The lovely and spacious kitchen is perfect for the apartment, finished in a range of light wood fitted units, with an electric oven and hob, with ample space for the freestanding fridge freezer. The washing machine fits perfectly in the additional utility area. All in all, it makes a very convenient and highly functional space for any chef to serve up a marvellous meal. The large dining table is perfect for entertaining with friends and family. Freestanding appliances may be available by separate negotiation.



THE BATHROOM



The tiled bathroom is spacious, bright and fresh, finished in a white suite with a shower over the bath. There's always an instant supply of hot water for long refreshing baths and showers.



THE BEDROOM



The double bedroom is also very spacious, bright and welcoming with an abundance of space for freestanding furniture. There is a large walk-in cupboard in the hallway to help keep everything in its place. The home is kept warm and comfortable via double glazing and electric convector heating. The communal drying area to the rear is well kept and simply demonstrates the real community spirit of the area.

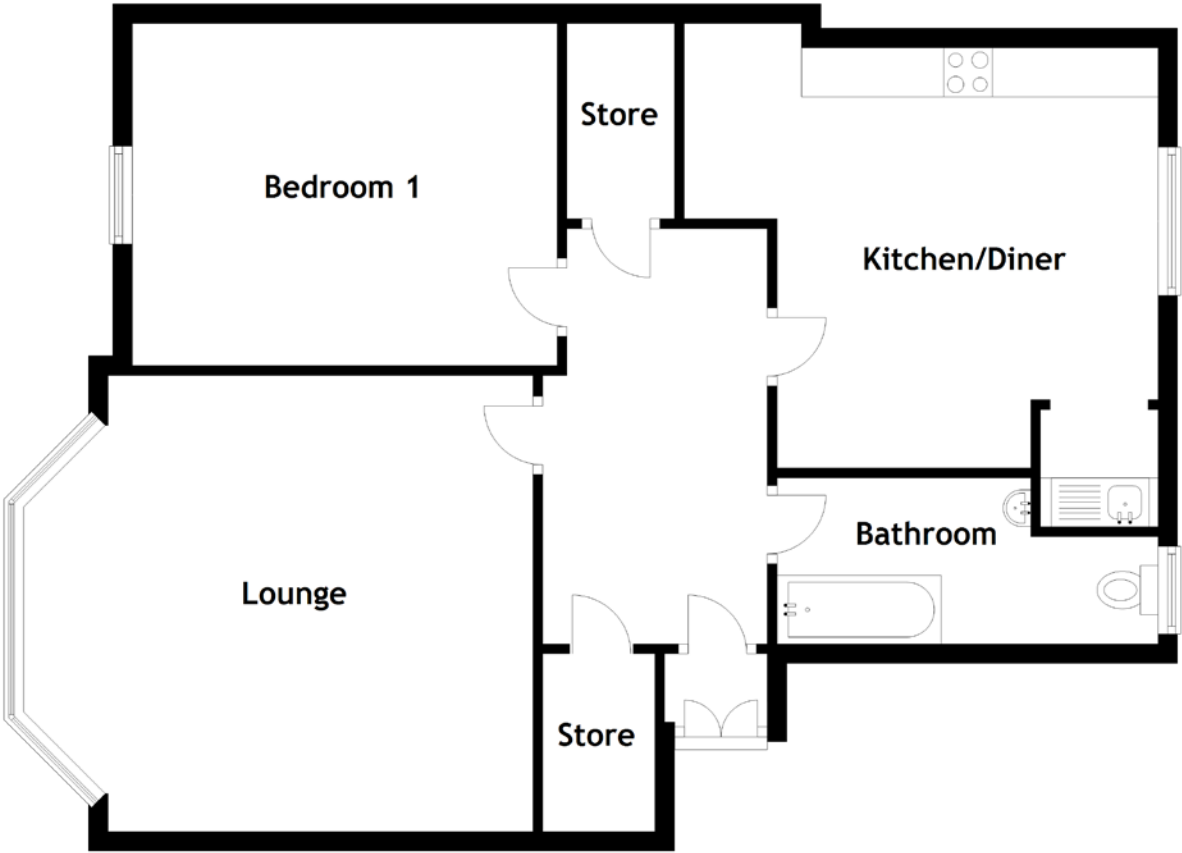


THE GARDEN & VIEW

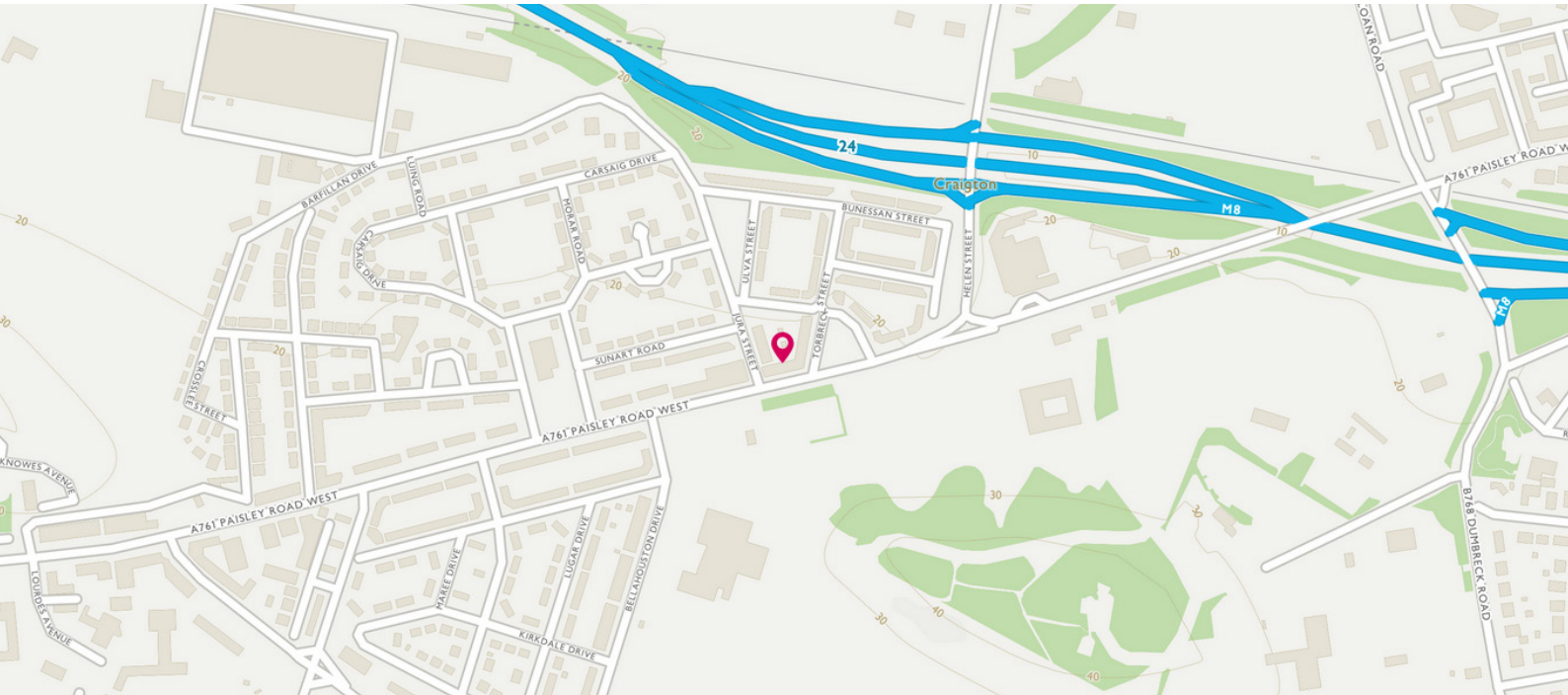


Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for anyone looking for a very stylish apartment in an eternally popular area, where all the hard work has already been done. Move-in, sit down and start enjoying this fantastic apartment.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 1	4.35m (14'3") x 3.50m (11'6")
		Bathroom	4.10m (13'5") x 1.70m (5'7")
Lounge	4.67m (15'4") x 4.35m (14'3")	Gross internal floor area (m ²): 80m ²	
Kitchen/Diner	4.85m (15'11") x 4.55m (14'11")	EPC Rating: E	



THE LOCATION

The property is located within the Bellahouston area of Glasgow, with easy access to the main thoroughfares, leading to the city centre of Glasgow and the surrounding districts. There is also excellent access to the national motorway network, with the M8 only two minutes away and the Clyde Tunnel offering direct access to the West End and links to Clydeside Expressway.





There are local shops close to hand on Paisley Road West which cater for day to day needs and Braehead shopping complex is only five minutes away. It offers an extensive range of high street retailers including Marks and Spencer and Boots, along with a wide variety of leisure pursuits. Soar (formerly Xscape), housed in a striking modern building, provides an impressive range of activities for all ages and tastes, including a snow slope, rock climbing, aerial adventure, bowling, a white-knuckle ride, a state of the art twelve-screen multiplex cinema and a choice of bars, restaurants and nightclubs.

For the commuter, there are excellent, established links with Ibrox and Cessnock underground stations which are within a short stroll, along with railway stations at Cardonald, Dumbreck, Cockerill and Ibrox. The property is also located within a short drive of the Queen Elizabeth University Hospital. There is an extensive range of schools within the area.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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