



Excellent one-bed traditional sandstone apartment, possible two-bed conversion opportunity, good condition, popular location, great value-low cost accommodation



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market, this fantastic one-bedroom red sandstone traditional apartment, set in the ever-popular Cessnock area of Glasgow. The accommodation on offer is presented in good condition and is perfect for any young couple. Alternatively, it would make an absolutely ideal Buy-to-Let investment, or perhaps an Air BnB targeted specifically at football supporters who will undoubtedly pay a premium for such handy accommodation and ease of access to Ibrox stadium.

The opportunity exists (subject to planning/building approval) to create a stunning kitchen with a breakfast bar within the lounge diner area, thereby allowing the existing kitchen to become a good-sized second bedroom.

THE LOUNGE



The spacious and flexible accommodation comprises a large lounge/diner with large windows that allow natural light to flood the room. The feel of real space is evident and given the shape of the room it would suit a range of furniture configurations.

THE KITCHEN



The galley-style kitchen contains a range of white units which would benefit from a light makeover with some new cabinet doors added. There's an electric cooker with space for a washing machine and under counter fridge, along with space for a small dining table if required.





The double bedroom is spacious and bright with ample space for freestanding furniture. There is a large cupboard in the bedroom and in the hallway, all helping to keep everything in its place.

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

THE BATHROOM



THE BEDROOM



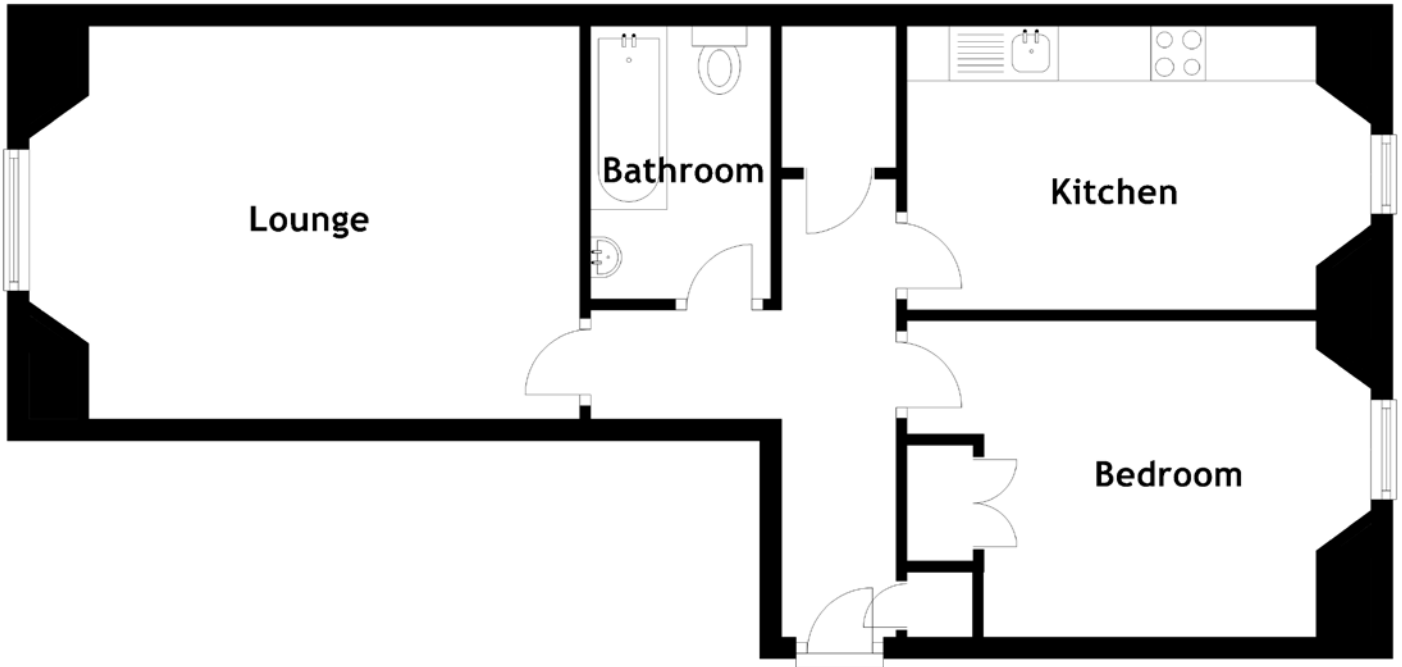
The home is kept warm and comfortable via double glazing and electric wall heaters. The property has communal garden space to the rear and parking is on-street.

These excellent value and highly affordable apartments are becoming something of a rarity these days, especially ones with development potential such as this. A minor decorative upgrade would take this one to the next level. Early viewing is strongly advised for anyone looking for a very spacious apartment in an eternally popular area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

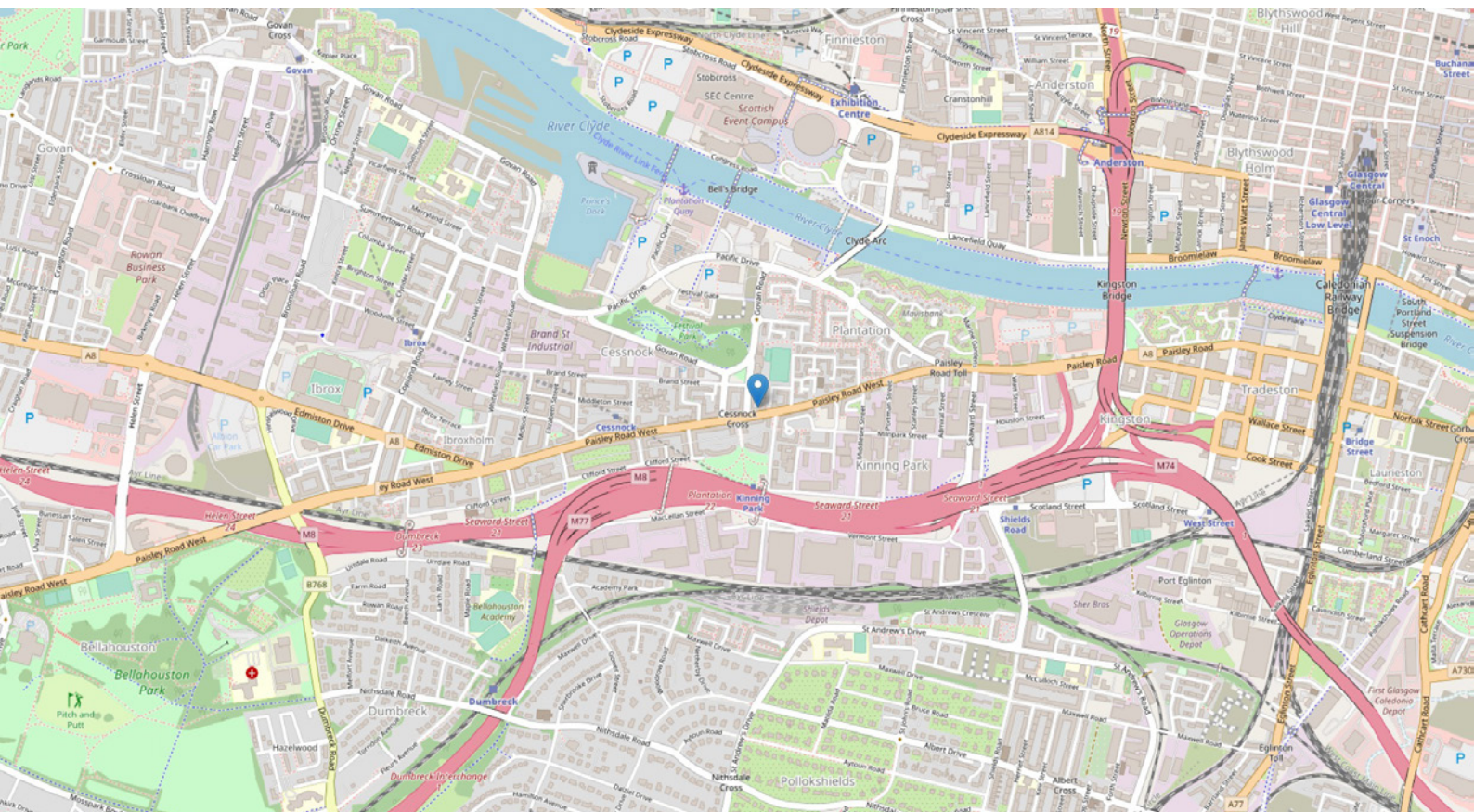


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen	3.75m (12'4") x 2.60m (8'6")
Bedroom	3.75m (12'4") x 2.90m (9'6")
Bathroom	2.50m (8'2") x 1.65m (5'5")

Gross internal floor area (m²): 56m²
EPC Rating: E

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.



THE LOCATION

Enjoying a central and convenient location, the property is ideally situated for a range of local amenities along Paisley Road West itself, which include a variety of local shops, bars and restaurants.





The area benefits from excellent public transport links, with the bus and subway links to Glasgow City Centre, the West End, BBC and STV, which are all located nearby. Glasgow City Centre and Airport are all easily accessible via the M8 motorway network.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



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Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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