

# Flat 0/2, 5 Abercromby Drive

GLASGOW, G40 2HW



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present this beautifully upgraded one-bedroom ground-floor flat at 0/2, 5 Abercromby Drive, Glasgow. Set within a well-maintained modern block in the East End, this flat is in true walk-in condition and will appeal to first-time buyers, professionals or investors alike.

Inside, the property has been recently renovated to a high standard. It features a brand-new fitted kitchen with sleek units and integrated appliances, along with a fully refurbished bathroom finished in clean, modern styling. A new boiler and contemporary designer-style radiators have also been installed, adding to both the comfort and efficiency of the home.

The bright living room is a comfortable and practical space, with ample room for lounge and dining furniture. The kitchen is neatly separated and well laid out, offering plenty of storage and worktop space.

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The double bedroom sits to the front of the flat and includes built-in wardrobes, making excellent use of the available space. Off the hall, there's also a useful storage cupboard.

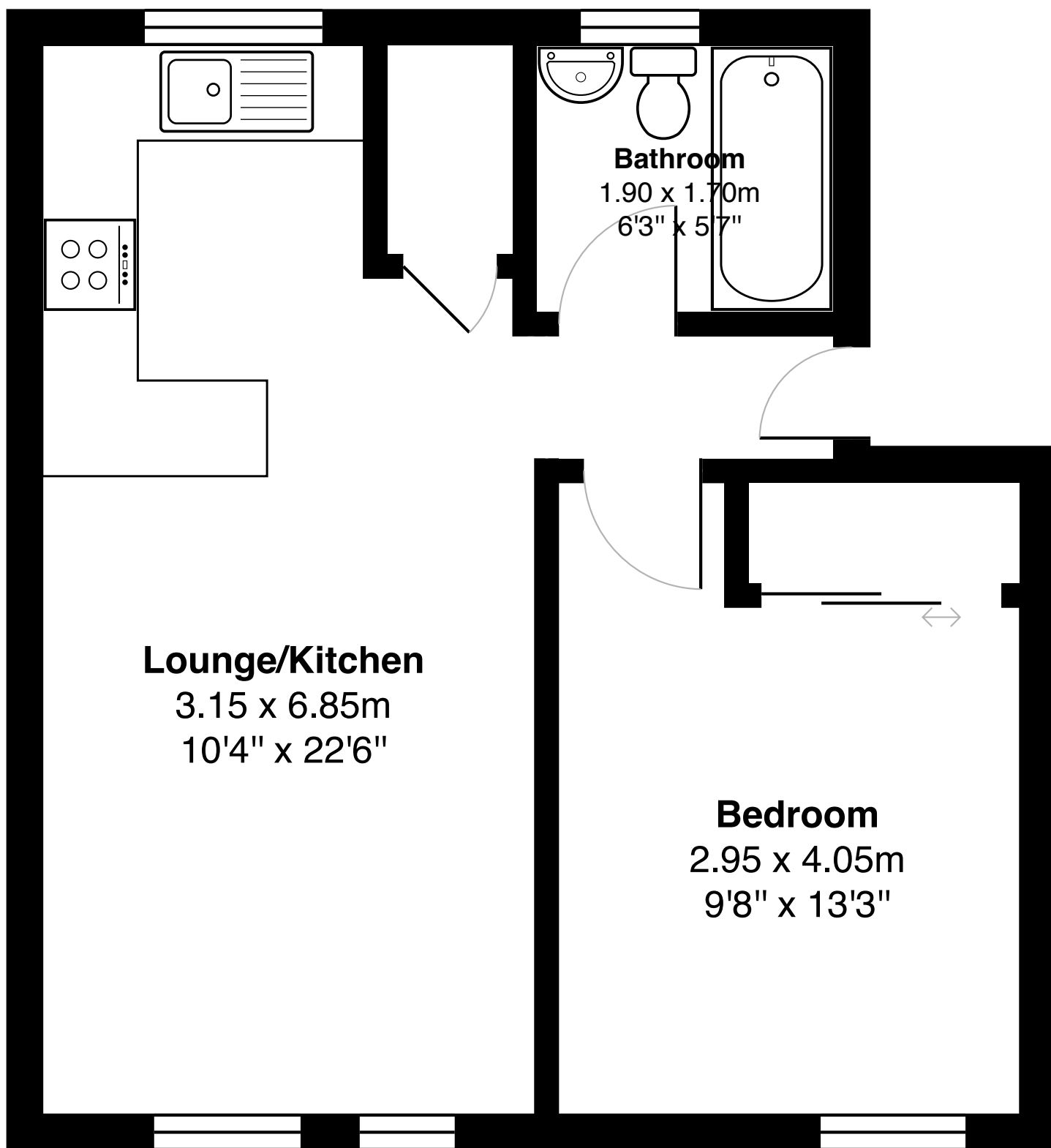






**The Bathroom**





Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup>

EPC Rating: E

Buyer's Premium Value: £2500





Further benefits include secure door entry, double glazing, modern electric heating and residents' parking to the rear. The communal gardens are neatly maintained and add a pleasant outdoor element to the property. With nothing to do but move in, early viewing is highly recommended to appreciate the quality of finish and excellent location.







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Abercromby Drive enjoys a convenient position in Glasgow's East End, close to a range of local amenities and well-connected to the rest of the city. Just a short drive from Glasgow Green and the vibrant Merchant City, the area is ideal for those who want access to great shopping, dining and entertainment without being in the middle of the city centre.

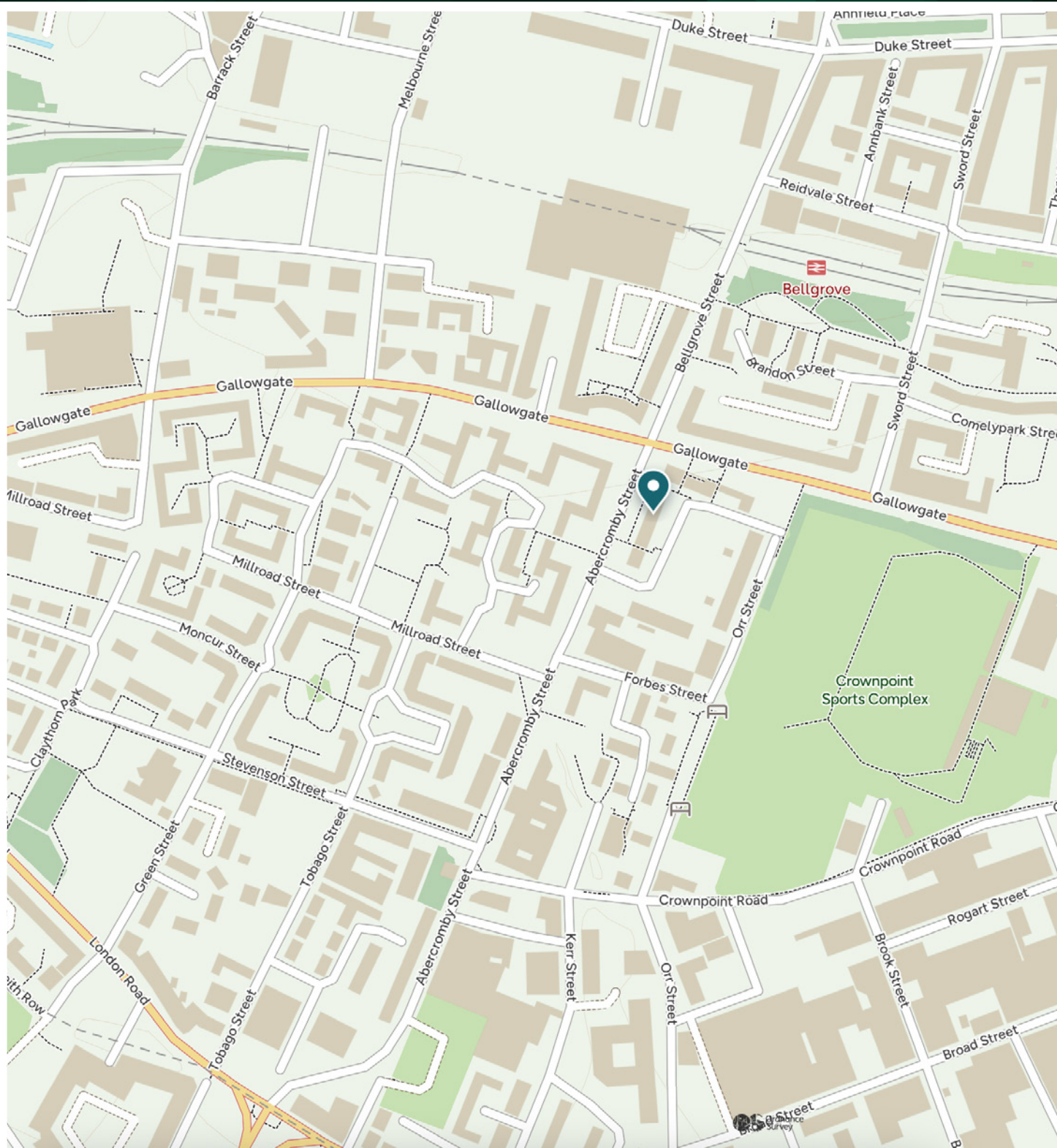
Residents are well placed for everyday essentials, with local shops, takeaways and cafes all nearby. The Forge Shopping Centre and Retail Park are also just a few minutes away by car, offering a wider selection of stores and supermarkets. Outdoor space is easy to come by, with Glasgow Green, the Clyde Walkway and Cuningar Loop Woodland Park all within easy reach, perfect for walking, running or cycling.

The property is just a six-minute drive to Celtic Park and less than ten minutes from Glasgow Central, making it ideal for commuters and football fans alike. Public transport links are strong, with regular bus services and easy access to nearby Dalmarnock or Bellgrove train stations. This part of the East End continues to benefit from regeneration and investment, bringing new facilities, housing and improved infrastructure to the area.

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## The Location





# McEwan Fraser Legal

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