



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**0/2 63 Clifford Street**

CESSNOCK, GLASGOW, G51 1QH





# The Location

CESSNOCK, GLASGOW, G51 1QH

Clifford Street, Glasgow is set in the ever-popular area of Cessnock. It benefits from great transport links via bus and underground to the city centre in less than 10 minutes, making it a very handy and popular location.

The M8, M74 and M77 motorways are all within a three to five-minute drive, meaning all areas of the city and West Central Scotland are easily accessible on a daily basis.





# 0/2 63 Clifford Street

CESSNOCK, GLASGOW, G51 1QH

Mcewan Fraser Legal are delighted to offer to the market this great two-bedroom apartment, set in the ever-popular location of Cessnock and with the added benefit of being in close proximity to the heart of the city.

The accommodation consists of a bright and spacious lounge with a large bay window that allows lots of natural light to fill the room. The tall ceilings, intricate plasterwork coving, wood panelling surrounds, tall skirtings, feature fireplace and stripped wooden floorboards all help to create a timeless and very relaxing ambience seldom found in more modern build apartments. It is clear to see this spacious room would suit a number of furniture configurations.

The kitchen is set off of the lounge and is well-appointed with a good range of light wood units with an integrated gas hob, electric oven, and space for the freestanding washing



machine and fridge freezer.

There are two very good size bedrooms in this apartment, both are doubles and benefit from lots of natural light and more than ample space for freestanding furniture.

The wet room offers a very easy and convenient way to take a shower and the electric shower ensures there's always instant hot water for plenty of refreshing showers.

Gas central heating and double glazing all help to keep the apartment warm and comfortable.

Parking is on-street and there is communal space to the rear.

This is a great apartment for any first-time buyer or young couple or alternatively, it would make a solid buy to let investment property. Early viewing is advised.

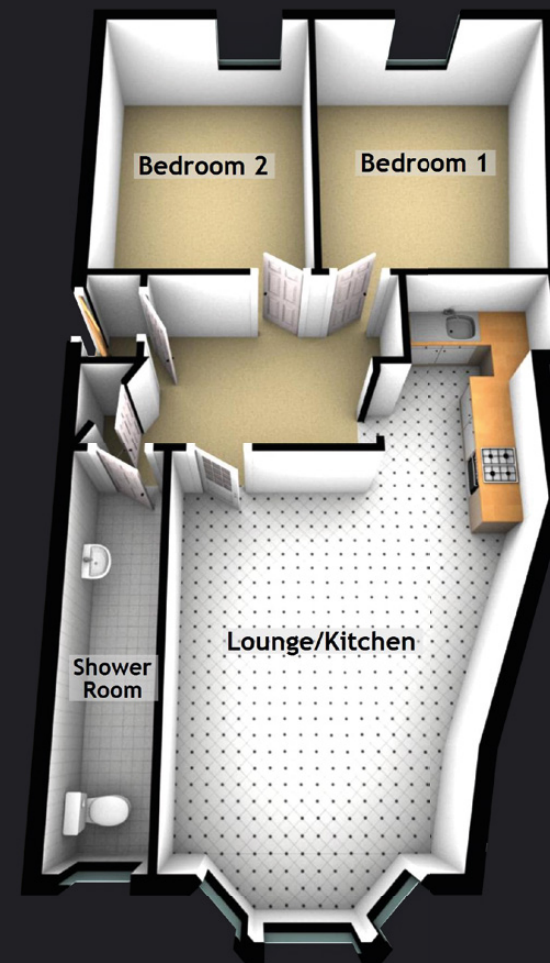






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.20m (23'7") x 4.30m (14'1")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Shower Room	4.80m (15'9") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup> | EPC Rating: D

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

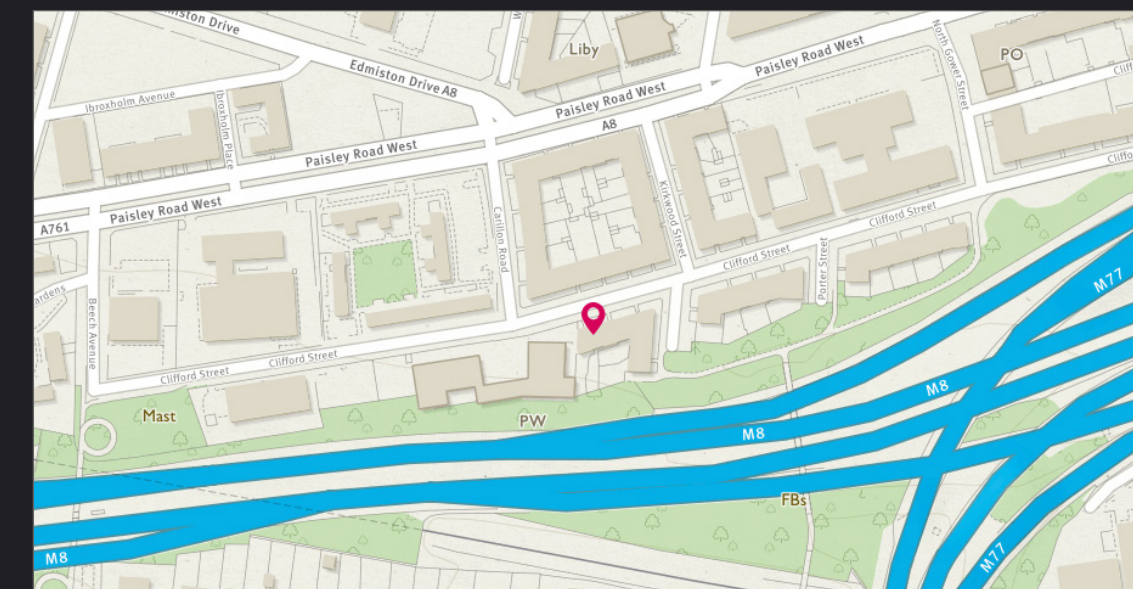


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