



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**1/1, 14 Midlock Street**

IBROX, GLASGOW, G51 1SL

# THE LOCATION



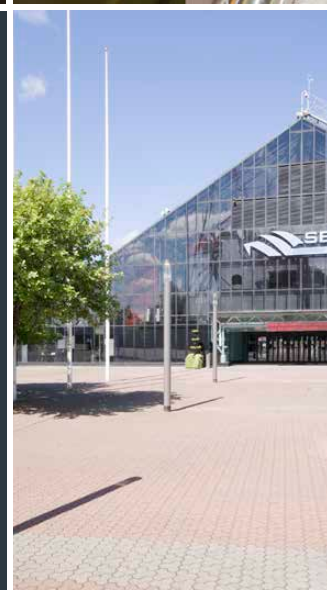
The property is located within the Ibrox area of Glasgow, with easy access to the main thoroughfares, leading to the city centre of Glasgow and the surrounding districts. There is also excellent access to the national motorway network, with the M8 a short drive away and the Clyde Tunnel offering direct 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. The property is also located within a short drive of the new Queen Elizabeth University Hospital.

The city of Glasgow enjoys excellent transport links, being served by two mainline railway stations and the M8, M73, M74 and M77 motorways, which link to the central Scotland motorway network. Glasgow has an international airport which is located around eight miles south-west of the city and is accessible by bus, rail and car.



# 1/1, 14 MIDLOCK STREET



We are delighted to bring to the market this lovely traditional one-bedroom apartment. Given the ever-popular and convenient location, the excellent accommodation and the potential for easy conversion to a spacious two-bed, this property is ideal for either a first-time buyer, Buy-To-Let investor or budding developer.

Larger one-bed properties such as these are becoming something of a rarity these days and this lovely apartment offers so many options that are sure to appeal to a wide range of buyers.

Option 1 is simply to enjoy this great home as it is, in walk-in condition and it's perfect for anyone looking for a turnkey apartment.

Option 2 (subject to planning and building approval) is to create an internal kitchen off the hallway and turn the existing kitchen into a spacious bedroom.

Option 3 is to create a new kitchen off the recess in the lounge thereby creating a modern open plan lounge, kitchen, diner. This would allow the existing kitchen to become the second bedroom.

Currently, the property benefits from a large lounge with a bay window allowing light to flood the room. One large double

bedroom with ample space for freestanding furniture. A large kitchen/diner with a good range of white units, gas hob, electric oven and ample space for the freestanding washing machine and fridge freezer.

The kitchen also benefits from a recessed area allowing space for a dining table.

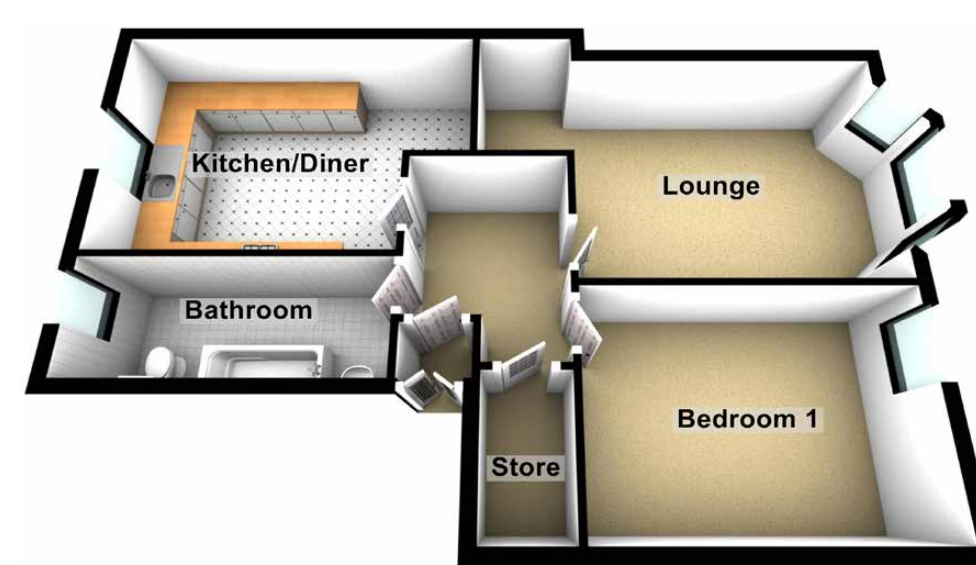
The property also contains a bright bathroom with a white suite with a bath, shower screen, and electric shower. Storage is ample with a large cupboard off the spacious square hallway. The property also benefits from double glazing, gas central heating, and secure entry door on the close. The rear of the property offers a communal drying area. Parking is on-street. The building is currently self factored by the residents of the block.

The property has the potential to become a truly great home for anyone seeking any one of these options. early viewing is advised.



**"... POTENTIAL TO BECOME A TRULY GREAT HOME FOR ANYONE ..."**





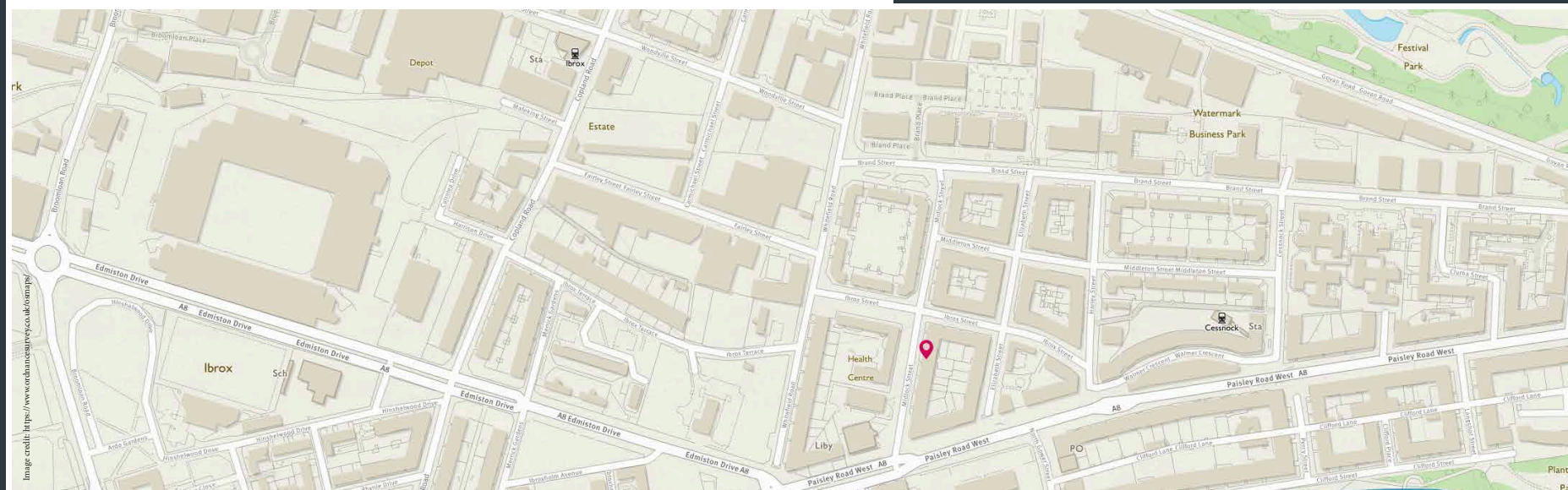
# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.80m (12'6")
Kitchen/Diner	4.90m (16'1") x 3.40m (11'2")
Bedroom	4.40m (14'5") x 3.10m (10'2")
Bathroom	4.00m (13'1") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Freestanding appliances are available by separate negotiation.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**KEN MEISAK**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer