




McEwan Fraser Legal

Solicitors & Estate Agents

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6/9 Dalhousie Court

42 WEST GRAHAM STREET, GLASGOW, G4 9LH

THE LOCATION

GLASGOW, G4 9LH

“ ... THE AREA IS EXTREMELY POPULAR WITH YOUNG PROFESSIONALS AND INVESTORS ALIKE ... ”

Dalhousie Court is located on West Graham Street on the edge of Glasgow city centre. The area is extremely popular with young professionals and investors alike. It boasts easy access to Glasgow's West End, with all its bars and restaurants, and City Centre, without all the associated hustle and bustle. Cowcaddens subway station and many of the city's universities are also within easy walking distance, while the motorist benefits from access to the nearby M8 motorway network, providing quick and easy access to the Central Belt and beyond.



6/9 DALHOUSIE COURT

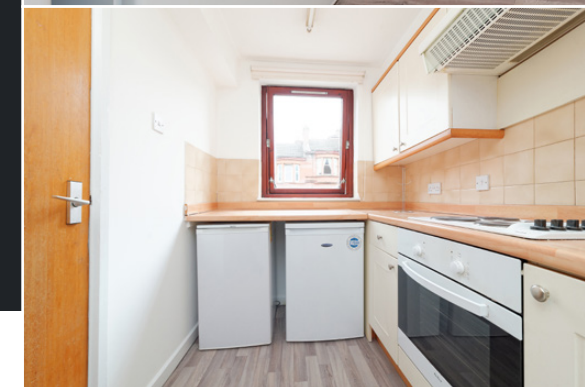
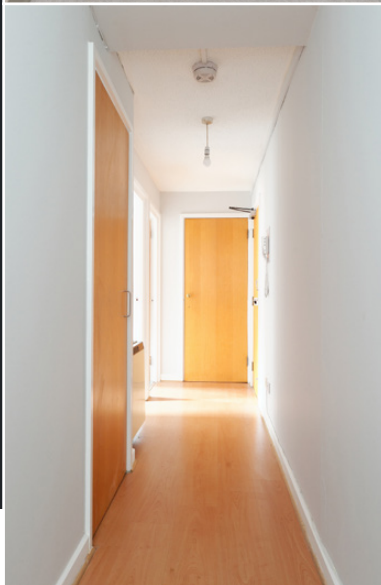
42 WEST GRAHAM STREET, GLASGOW, G4 9LH

McEwan Fraser Legal is delighted to present this superb two bedroom apartment to the market. The property enjoys an enviable sixth-floor position and is well presented and neutrally decorated throughout.

Accommodation is comprised of a lounge and separate kitchen, two double bedrooms and a modern bathroom. The flat also boasts secure entry, lift, parking space in a secure garage, double glazing and electric heating. Properties in this area are exceedingly popular with first-time buyers, rental investors and parents looking for an apartment for their children to use while at university nearby.

The property is centred around a generous hallway which includes integrated storage for daily clutter. The lounge diner is at the end of the hallway and it enjoys fantastic proportions. There is plenty of space for sofas and a dining table while the sixth-floor position ensures lots of natural light. The kitchen is accessed from the reception room and is comprised of an ample range of base and wall mounted units which give plenty of prep and storage space. Heading back down the hall you find two ample double bedrooms which both enjoy great floor space and built-in wardrobes. The internal accommodation is completed by a modern bathroom which boasts a three-piece white suite including shower over bath.

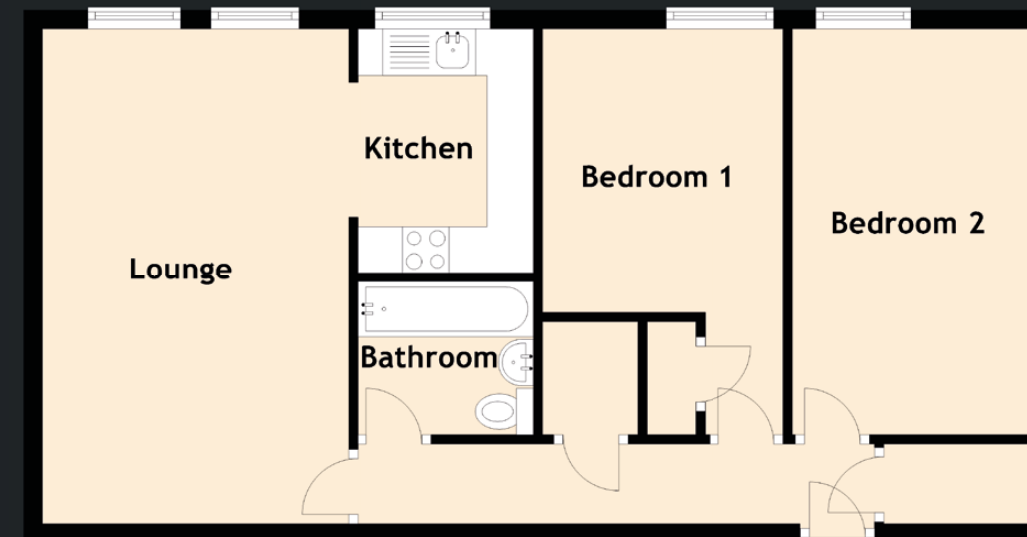
This is an excellent city centre apartment and early viewing is highly recommended.





SPECIFICATIONS & DETAILS

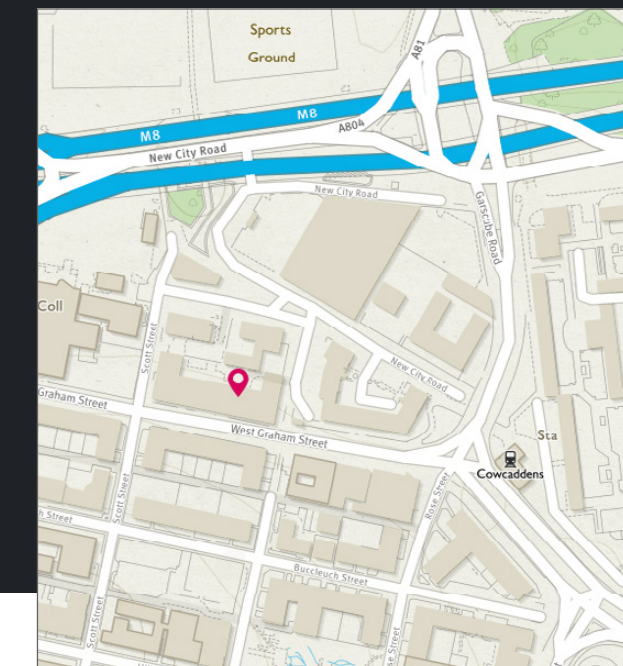
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.30m (10'10")
Kitchen	3.00m (9'10") x 1.90m (6'3")
Bedroom 1	2.60m (8'6") x 2.00m (6'7")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 55m² | EPC Rating: D





Parking

McEwan Fraser Legal

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Part
Exchange
Available

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