




McEwan Fraser Legal

Solicitors & Estate Agents

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2/3, 74 Chancellor Street

PARTICK, GLASGOW, G11 5PN



AREA PARTICK

GLASGOW, G11 5PN



Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Yet, even in this distinctive city, there's one place that stands apart from the rest, the West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

Chancellor Street is perfectly placed for all this excitement. It is the mix of people that makes the West End such an appealing place to live, work and play. Whether it is the students from the nearby university, the designers and architects from the city's agencies or the residents of the grandest Victorian villas, everybody loves the area's sense of community, it is the sense of belonging. And there are plenty here to keep them happy. Cool bars, traditional pubs, upmarket restaurants and homely cafés sit neatly side-by-side, along with the most eclectic collection of shops in the city. Should you feel the lure of the city centre, Chancellor Street is situated close to the underground station, the "clockwork orange" whisking you to Buchanan Street in a matter of minutes.



2/3, 74

CHANCELLOR STREET

PARTICK, GLASGOW



The two double bedroom apartment occupies prime position is a sought after pocket of Partick. A wealth of period detailing has been retained, most noticeably cornice work and high skirtings, which will no doubt appeal to the discerning buyer. The property is presented in good internal order and there is plenty of scope for an incoming purchaser to finish the property to an exacting standard. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

On entering this property via the vestibule, you walk into a large welcoming dining/hallway, which provides access to all rooms and could be used as additional living space. Immediately impressive lounge, with a bow window to the front aspect, which floods the room with light and provides a fantastic focal point, offering views of the surrounding area. The kitchen includes a good range of floor and wall-mounted units with ample prep and storage space. It further benefits from an integrated oven, gas hob and has space for a free-standing washing machine and fridge freezer.

There are two, well-appointed double bedrooms with ample space for additional free-standing furniture if required. Both rooms are flooded with natural light. A bathroom suite, with a shower over the bath, completes the accommodation.

The flat also benefits from gas central heating to radiators, double glazing and a security door entry system for additional peace of mind and comfort.

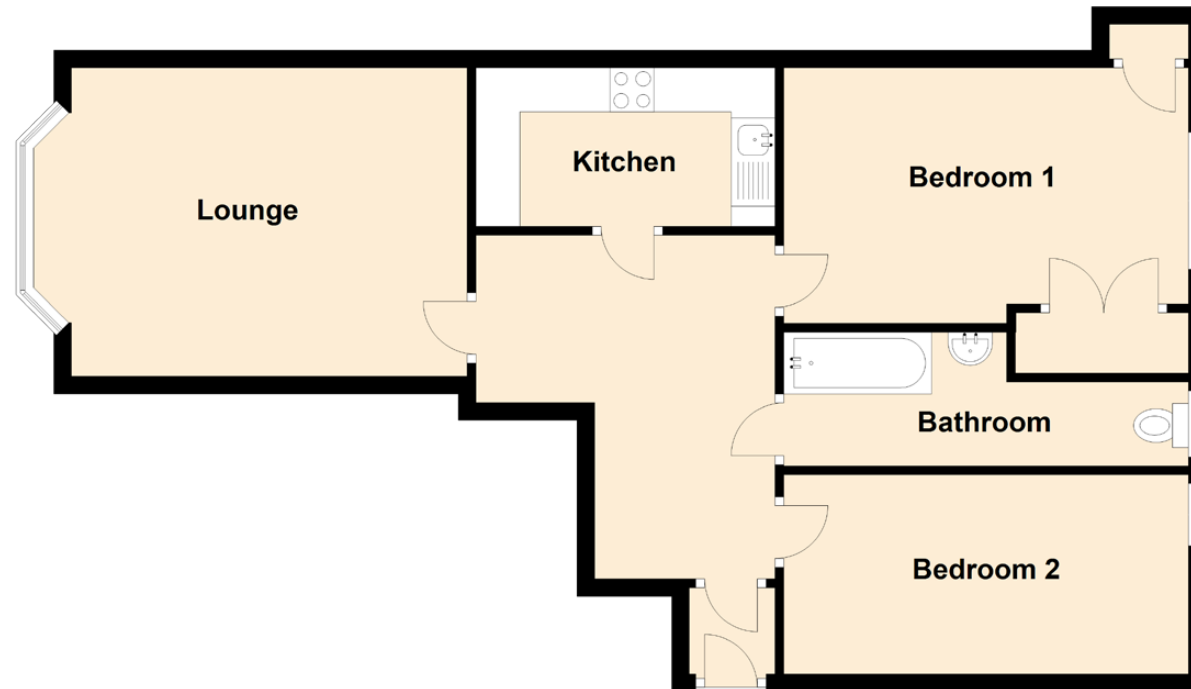
Externally, there are well-tended communal grounds. On-street parking is available in the immediate vicinity.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

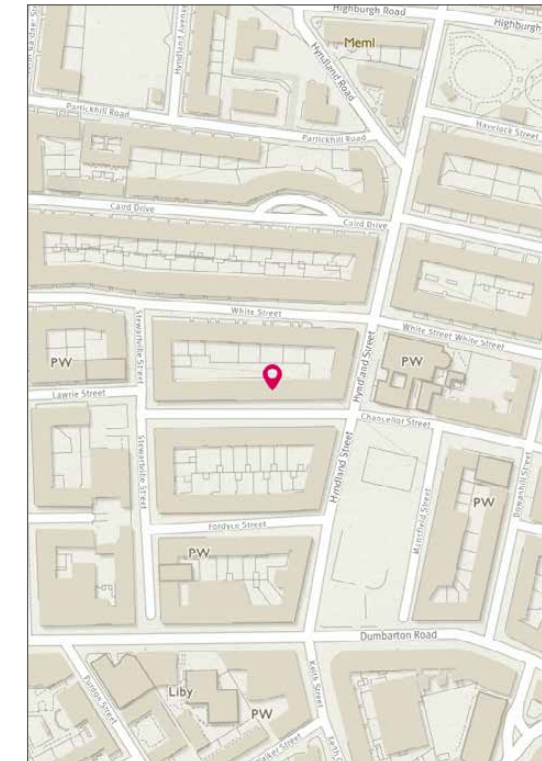


Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.30m (10'10")
Kitchen	3.40m (11'2") x 1.80m (5'11")
Bedroom 1	4.60m (15'1") x 2.90m (9'6")
Bedroom 2	4.60m (15'1") x 2.60m (8'6")
Bathroom	4.60m (15'1") x 1.52m (5')

Gross internal floor area (m²): 72m²

EPC Rating: C





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Part
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