


McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

7/2 81 Port Dundas Road

COWCADDENS, GLASGOW, G4 0HF

THE LOCATION

COWCADDENS, GLASGOW, G4 0HF

This popular Fourth Quarter development is within exceptionally easy reach of the wide range of shops, restaurants and other amenities within Glasgow city centre. Strathclyde University and Glasgow Caledonian University are easily accessible as are Glasgow Royal Infirmary and Queen Elizabeth University Hospital.

There are excellent transport links nearby, with regular bus services running throughout the city centre and from the nearby Buchanan Bus Station. Frequent train services run from Glasgow Queen Street and Central railway stations. The Clydeside Expressway, Clyde Tunnel, the M8 motorway network, Cowcaddens Subway Station, Speirs Wharf Canal Towpath and Greenway can be easily accessed allowing convenient travel throughout the central belt. Local schooling within close proximity is provided by Garnetbank, Oakgrove, St Aloysius College.



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McEwan Fraser Legal is delighted to present this spacious three bedroom seventh floor flat to the market. The property enjoys fantastic proportions throughout including an en-suite master bedroom, two further double bedrooms, master bathroom, utility room, dual aspect semi-open plan kitchen reception, plenty of integrated storage and two balconies. The property further benefits from secure allocated parking, secure entry system, lift access, communal courtyard with raised decked areas and a concierge service.

The internal accommodation is focused towards the generous entertaining space afford by the kitchen/reception. Neutrally decorated and spacious, there is ample space for a variety of different furniture configurations giving a purchaser real flexibility to create the space they need. The kitchen comprises a full range of base and wall mounted units with integrated prep and storage space. Electric hob, electric oven, fridge freezer and dishwasher are integrated and laundry facilities are provided in the utility room off the main hallway. The lounge also benefits from a balcony with excellent views across the city.





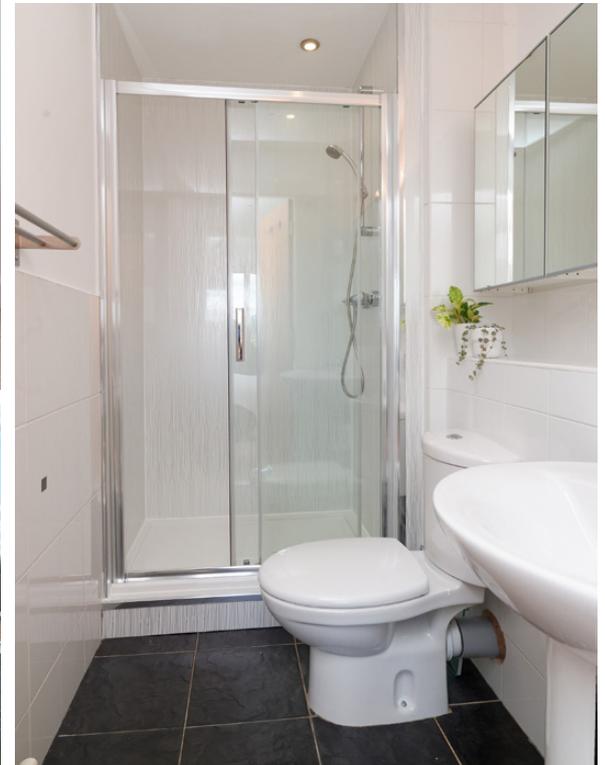


The master bedroom benefits from a large balcony overlooking the internal courtyard. The master also enjoys ample floor space for a full range of furniture alongside an en-suite and a large walk-in wardrobe.

The second and third bedrooms are also well-proportioned doubles both of which include

integrated wardrobes. The accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece suite with shower over bath.

This is a genuinely spacious property and viewing is highly recommended to fully appreciate the quality and space on offer.

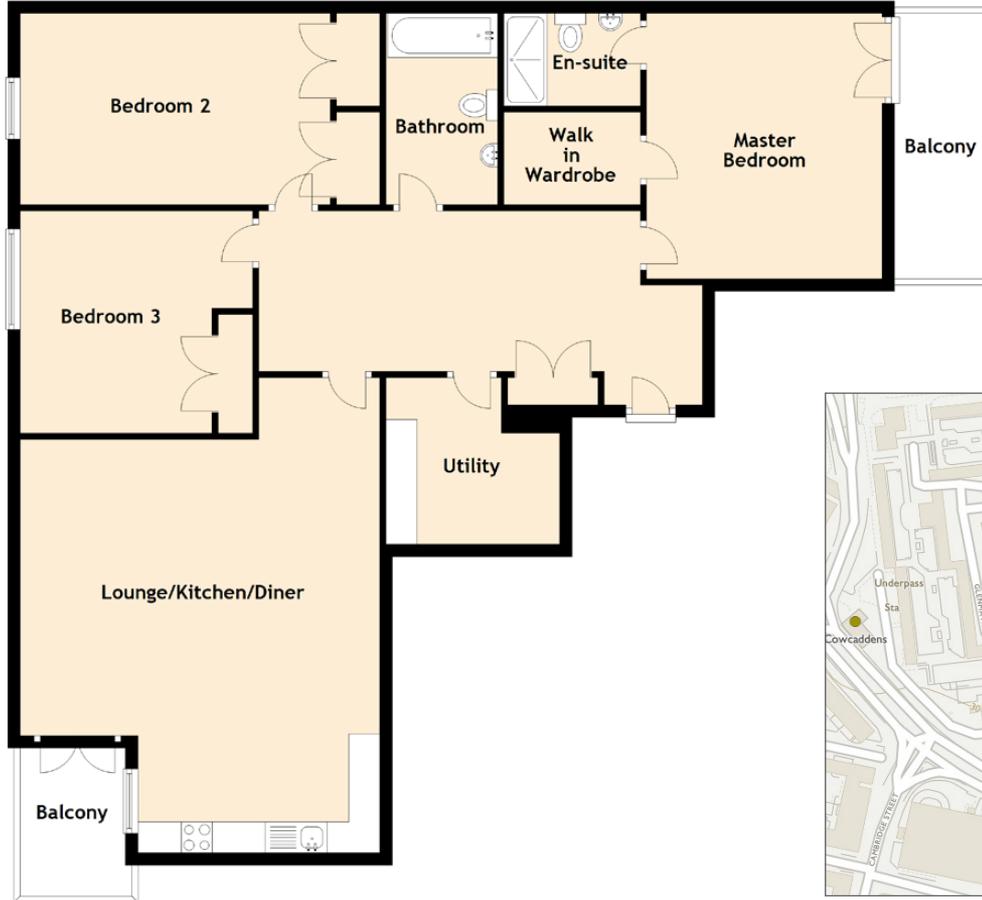






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner	7.70m (25'3") x 5.80m (19')
Utility	2.80m (9'2") x 2.70m (8'10")
Master Bedroom	4.30m (14'1") x 3.80m (12'6")
En-suite	2.20m (7'3") x 1.50m (4'11")
Walk in Wardrobe	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	5.00m (16'5") x 3.10m (10'2")
Bedroom 3	3.75m (12'4") x 3.60m (11'10")
Bathroom	3.10m (10'2") x 1.80m (5'11")

Gross internal floor area (m²): 125m² | EPC Rating: C

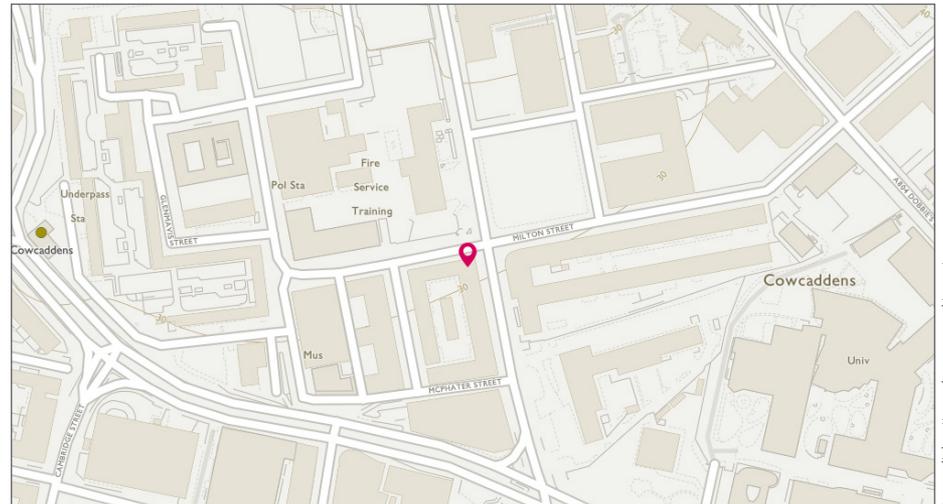


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
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