



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

**7, 3f2 Apsley Street**  
PARTICK, GLASGOW, G11 7SZ





# AREA PARTICK

GLASGOW, G11 7SZ

The ever-popular area of Partick is a great place to live and commute from. Located perfectly for all the great cafes, pubs and restaurants the West End has to offer, yet still within only a short bus or tube ride into the city.

The main motorway network is only five minutes away, meaning all areas of West and Central Scotland are also easily reached on a daily basis.





# 7, 3F2

## APSLEY STREET

PARTICK, GLASGOW, G11 7SZ

We are delighted to offer to the market this excellent one bedroom period apartment, set in the highly popular Partick area. The property is sure to interest those who have an eye for a quality finish, as the entire property was previously professionally refurbished to an excellent standard before being let out. It represents a very solid investment, which already has an excellent track record for rental returns.

In more detail, the property is accessed via a well-maintained communal close.

Internally, it is evident the property has been tastefully upgraded to a great standard and is presented in excellent decorative order throughout. The property consists of an entrance hallway, a spacious lounge/kitchen/diner, which due to its shape would suit a range of different furniture configurations. The two large windows allow an abundance of natural light to flood the room and help create a very relaxing environment.

The modern, stylish and very functional kitchen is cleverly delineated by the flooring

and it contains an electric oven and hob, with ample space for a fridge freezer and washing machine.

The large double bedroom has excellent built-in storage along with plenty of room for free standing furniture, due to an abundance of natural light it, also benefits from a bright and pleasing ambience, that will prove to be a real pleasure to wake up to every morning.

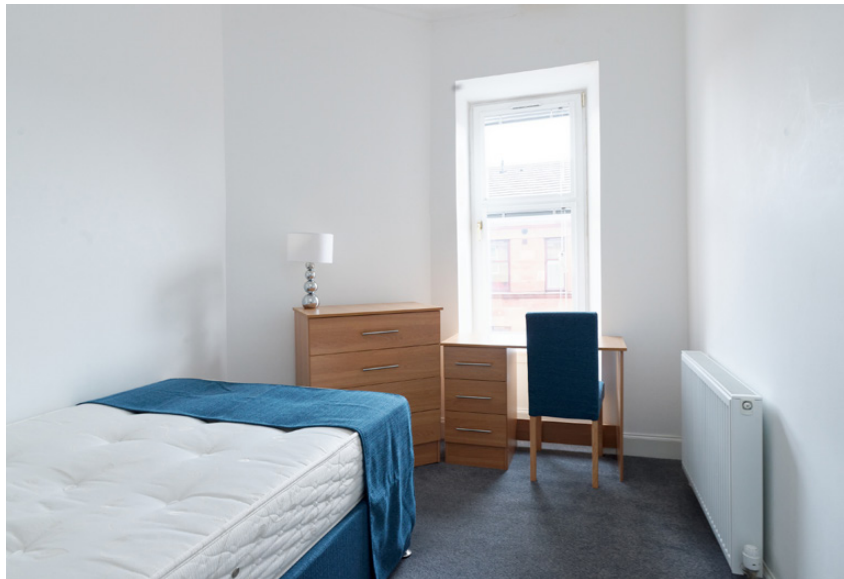
The shower room is fresh and bright and contains a chrome radiator, white toilet and sink, with a standalone shower enclosure, ensuring an instant supply of piping hot water for refreshing showers.

The apartment is kept warm and comfortable via the double glazing and gas central heating.

Parking is on-street and the close entrance has a secure door system in place. This is an ideal property that is sure to appeal to a wide range of buyers. Early viewing is a must for anyone seeking a great apartment, in an eternally popular area, where all the hard work has already been done.

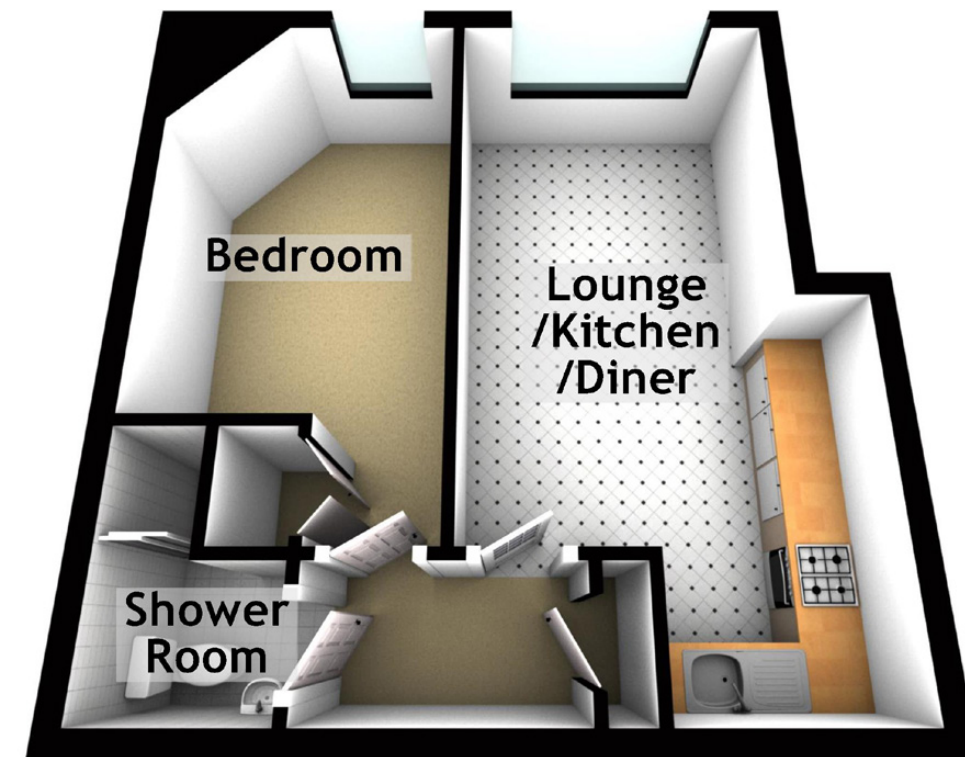






# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen/Diner	5.90m (19'4") x 3.30m (10'10")
Bedroom	4.60m (15'1") x 2.50m (8'2")
Shower Room	2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 33m<sup>2</sup>

EPC Rating: C

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

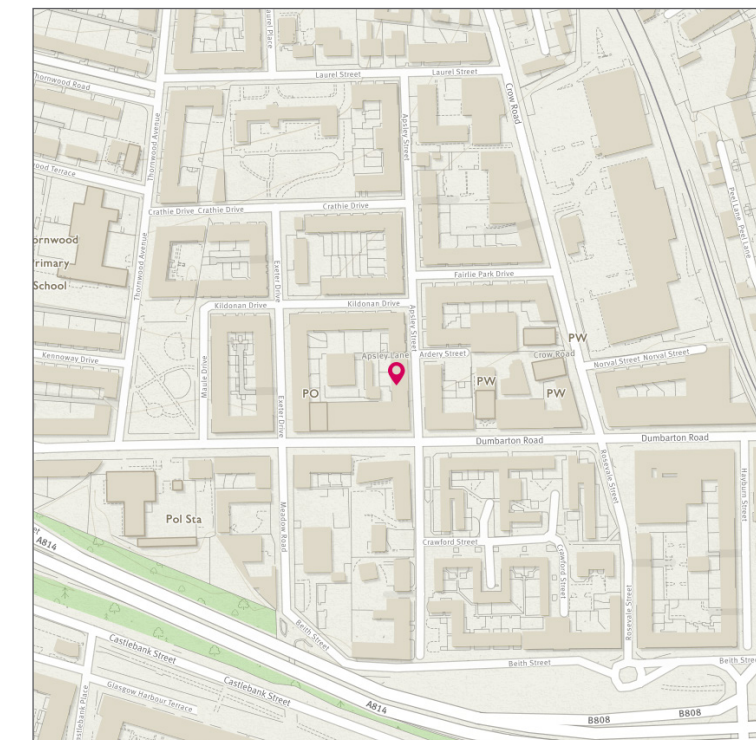


Image credit: <https://www.online-survey.co.uk/omaps/>





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