

# Flat 1/2,1 Inverleith Crescent

GLASGOW, G32 6GF



*Modern first floor flat set within the popular and much sought-after address of Inverleith Street, Carntyne*



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McEwan Fraser Legal are delighted to present to the market, this modern first floor flat set within the popular and much sought-after address of Inverleith Street, Carntyne.

# THE LOUNGE



The property on offer comprises a welcoming entrance hallway, bright spacious lounge open plan to a modern fitted kitchen, a modern family bathroom, two good sized bedrooms with the master benefitting from a large en-suite shower room. The property further benefits from gas central heating, double glazing, a secure door entry system and residents parking. Tastefully decorated throughout, this property truly deserves the description "Walk in Condition".



# THE KITCHEN





# BEDROOM 1



“

Tastefully decorated throughout

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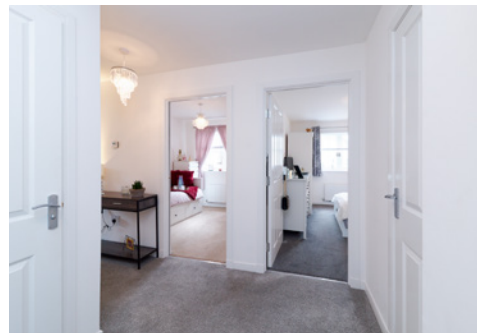


# BEDROOM 2





# THE BATHROOM





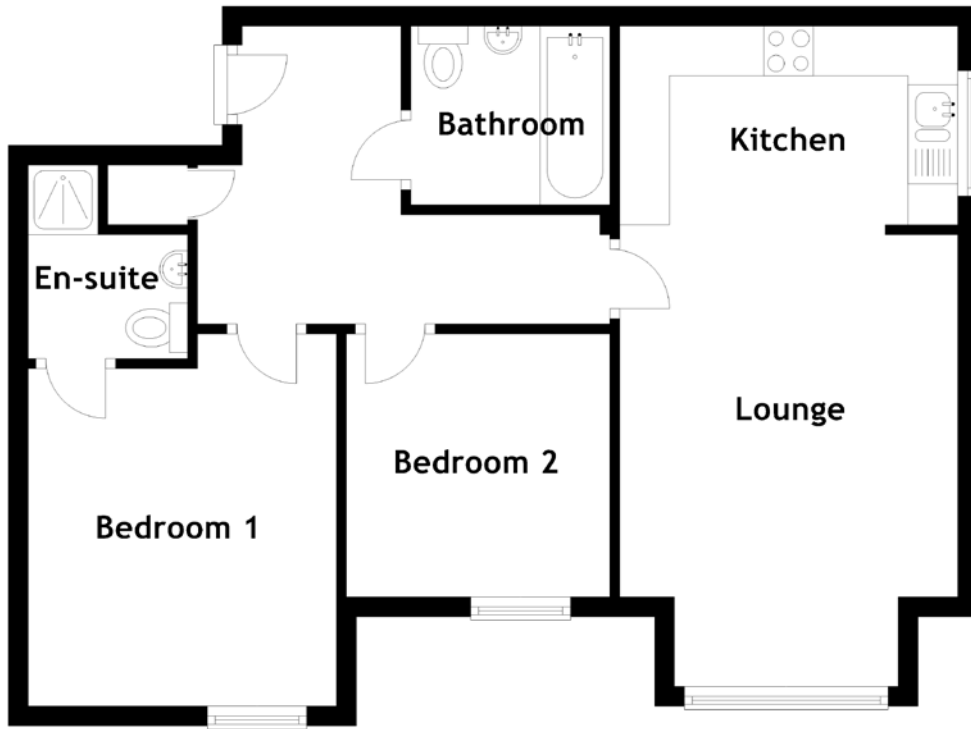
# THE GARDEN



A perfect opportunity for any first-time buyers, working professionals, students and landlords. Early viewing is strongly recommended to avoid disappointment in this instance.



# FLOOR PLAN, DIMENSIONS & MAP

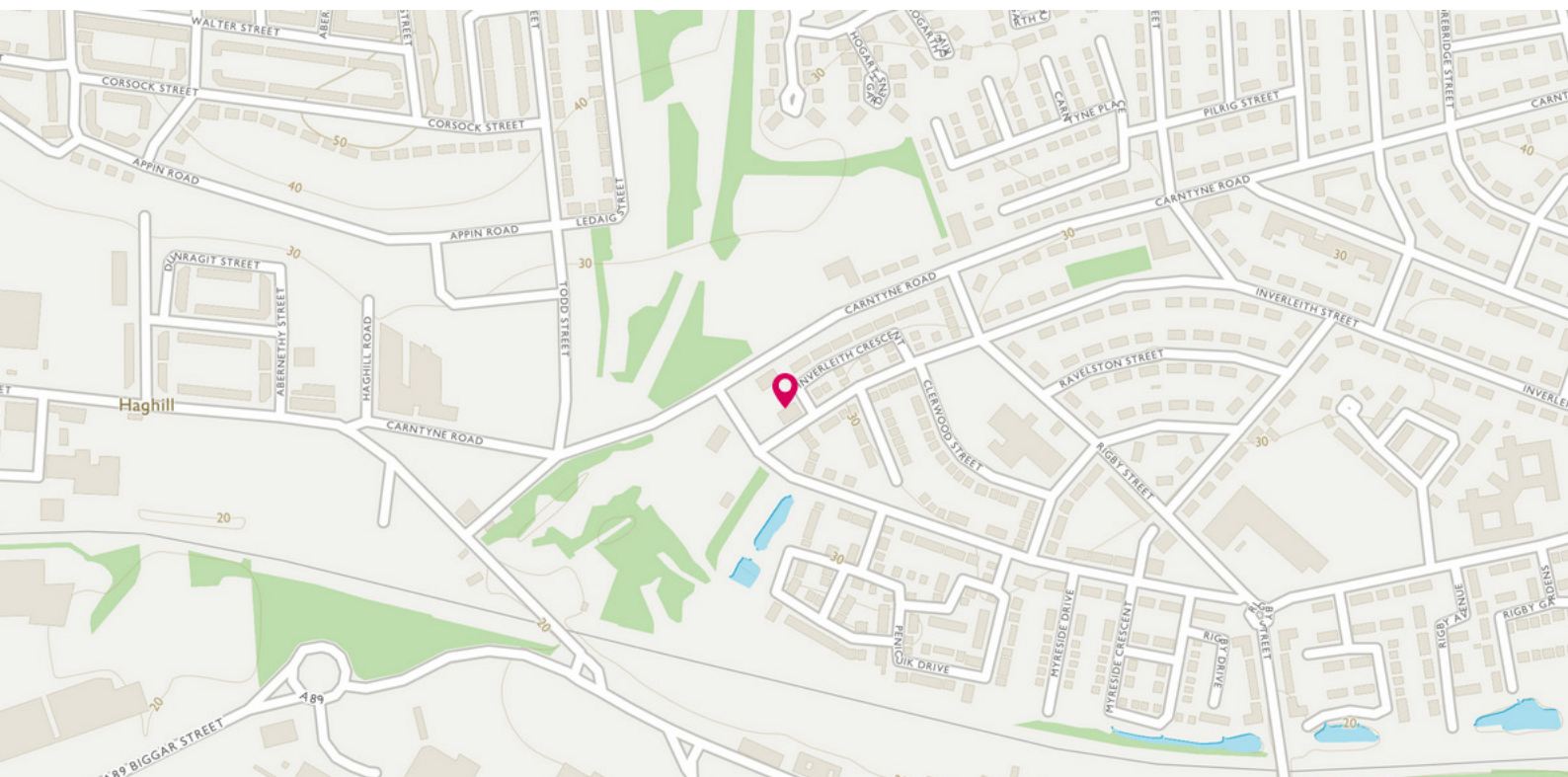


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.55m (14'11") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 2.00m (6'7")
Bedroom 1	4.80m (15'9") x 3.75m (12'4")

En-suite	1.95m (6'5") x 1.60m (5'3")
Bedroom 2	2.65m (8'8") x 2.65m (8'8")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

Inverleith Crescent is a modern development and is situated within the Carntyne area. This is conveniently situated for passage into Glasgow city centre via the excellent transport links in the area.







The nearby M8 and M74 motorway networks means Glasgow/Edinburgh/Stirling and Ayrshire are all quickly and easily accessible. Nearby, the surrounding suburbs of Shettleston and Parkhead provide a wealth of shopping facilities including the new Fort Shopping Complex and the Forge Shopping Centre, Market and Retail Park, all of which boast a number of high street retailers. There is also excellent schooling at both primary and secondary level in the area.



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**Part  
Exchange  
Available**



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