

19 Harland Cottages

GLASGOW, G14 0AS



Excellent two-bed first floor cottage flat, an ideal, affordable first home, popular location of Scotstoun



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this charming 2-bed cottage flat, set on a preferred first floor. The property represents excellent value for money for any young couple just starting out and seeking a great place to call home. Internally the accommodation is in good decorative order throughout and has the added benefit of communal garden space to the rear.

THE LOUNGE



Accommodation consists of an entrance hallway leading to a bright and airy lounge, which due to its shape, would suit a range of different furniture configurations. The fireplace is the focal point of the room and the atmosphere is relaxed and cosy.

THE KITCHEN



The galley kitchen has a good range of light wood units, perfect for this starter apartment and comes complete with a gas oven and hob with space for a fridge freezer and washing machine.



The bathroom is fresh and bright, containing a shower over the bath, ensuring lots of instant hot water for long refreshing showers.

There are two bedrooms in this apartment, both are bright and have space for freestanding furniture.

THE BATHROOM



BEDROOM 1



BEDROOM 2



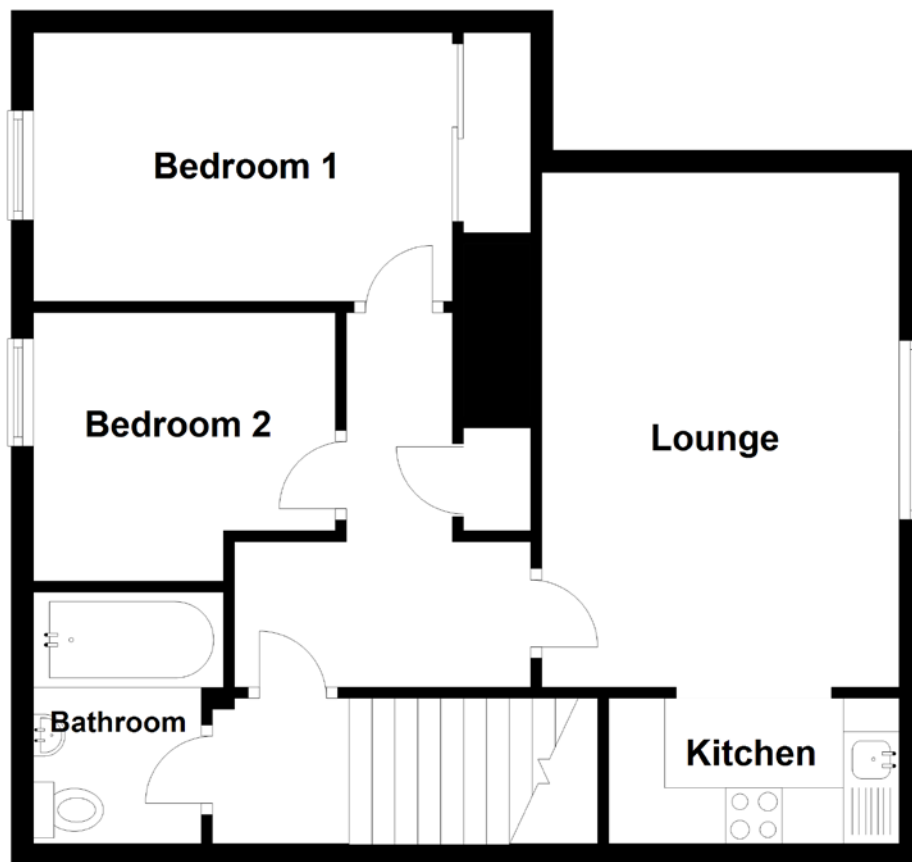
The apartment is always warm and comfortable courtesy of the gas central heating and double glazing. There is convenient parking provided for the residents adjacent to the apartment.

This would make an excellent first-time buyer or buy to let investment given its great location and close proximity to the Jubilee hospital. Early viewing is advised for those seeking a great first property, sound By-To-Let investment and an extremely comfortable place to call home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

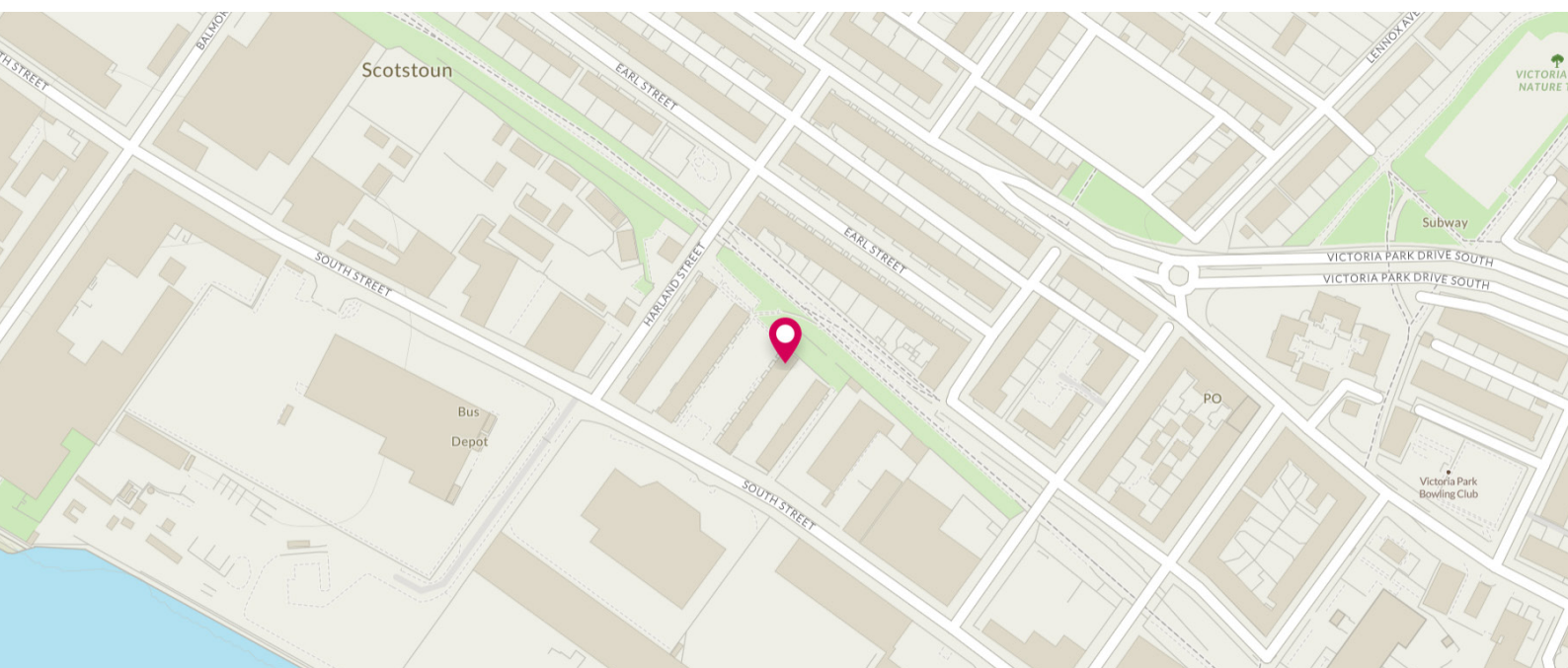


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.20m (10'6")
Kitchen	2.60m (8'6") x 1.30m (4'3")
Bedroom 1	3.75m (12'4") x 2.40m (7'11")
Bedroom 2	2.70m (8'10") x 2.40m (7'10")
Bathroom	2.25m (7'4") x 2.00m (6'7")

Gross internal floor area (m²): 56m²
EPC Rating: D

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



THE LOCATION

Perfectly located, in the favoured Scotstoun district of Glasgow's West End, this great apartment is within easy access to all local shops, transport and education facilities. Nearby Dumbarton Road gives good access through to the West End, City Centre, Clyde Tunnel Expressway and motorway links to the Central Belt.





The fabulous 'SSE Hydro', Scotland's world-renowned concert venue, is a mere ten-minute taxi ride away. This excellent apartment would suit a range of new owners from first-time buyers to couples with a growing family, or even 'canny' buy-to-let investors.

The high demand for quality accommodation in this area is further generated by health service employees at the nearby Golden Jubilee Hospital.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.