

1/1 341 Paisley Road West

GLASGOW, G51 1LU



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent value one-bed flat development opportunity, needs light upgrade, set in the vibrant and ever-popular Cessnock area



McEwan Fraser Legal are delighted to offer to the market this excellent one-bedroom apartment, set in the ever-popular location of Cessnock and with the added benefit of being in close proximity to the heart of the city. The accommodation offers a tremendous opportunity for budding developers who have the vision to see how a new kitchen and redecoration throughout will transform this great little apartment into a fantastic first-time buyer's home or a surefire Buy-to-let investment property.

THE LOUNGE



The layout consists of a bright and spacious lounge with a large bay window that allows lots of natural light to fill the room. The tall ceilings, intricate plasterwork coving, wood panelling window surrounds, tall skirtings and feature fireplace all help to create a timeless and very relaxing ambience seldom found in more modern build apartments. It is clear to see this spacious room would suit a number of furniture configurations.

THE KITCHEN



The kitchen is internally set and as mentioned requires a refit. The latest kitchen units would transform this space.

The double bedroom is a good size and benefits from lots of natural light and more than ample space for freestanding furniture. The bathroom benefits from wet-wall panels and a white three-piece suite with an electric shower over the bath, ensuring there's always an instant supply of hot water for showers.

Gas central heating keeps the apartment warm and comfortable.

Parking is on-street and there is communal space to the rear. This is a great apartment for any first-time buyer, a young couple or a developer. Alternatively, it would make a solid buy-to-let investment property. Early viewing is advised.

THE BEDROOM



THE BATHROOM



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.00m (9'10")
Store	1.90m (6'3") x 1.30m (4'3")
Kitchen	2.20m (7'3") x 2.00m (6'7")
Bedroom	4.05m (13'3") x 3.00m (9'10")

Bathroom

4.50m (14'9") x 1.70m (5'7")

Gross internal floor area (m²): 45m²
EPC Rating: C

Buyer's Premium Value: £1500.00



THE LOCATION

Enjoying a central and convenient location, the property is ideally situated for a range of local amenities along Paisley Road West itself, which include a variety of local shops, bars and restaurants.





The area benefits from excellent public transport links, with the bus and subway links to Glasgow City Centre, the West End, BBC and STV, which are all located nearby. Glasgow City Centre and Airport are all easily accessible via the M8 motorway network.



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