



*Immaculate two-bed top-floor apartment,
walk-in condition, great views, easy commuter
location, excellent transport links*



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McEwan Fraser Legal are delighted to offer to the market, this stylish and spacious two-bedroom modern apartment, set on a top-floor position and benefiting from excellent natural light and stunning views. The property is offered to the market in absolutely immaculate condition with a range of neutral finishes that look as good now as when new. It is clear to see the apartment benefits from the impeccable care and attention to detail that the current owner has lovingly lavished upon it.

THE LOUNGE



Accommodation comprises a bright and airy open-plan lounge. The abundance of natural light flooding in from the large bay window along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family. There is ample space for the dining table or workstation depending on your requirements.

THE KITCHEN



The modern kitchen is ideal for the apartment, finished with an attractive range of high gloss mahogany units, with a gas hob, electric oven, integrated fridge freezer and washing machine. It's a very efficient and stylish environment for any chef to prepare an excellent meal.



To help ensure the apartment is always clutter-free, there's ample storage space throughout. The tiled bathroom is bright and fresh with a white suite including an electric shower over the bath.

The two double bedrooms in this apartment are spacious and afford the rooms more than ample space for free-standing furniture. The master bedroom has been well designed with sliding mirrored wardrobes that bounce the light around and provide excellent storage. There is also access to ample loft storage via a hatch in the hallway.

THE BATHROOM



BEDROOM 1



BEDROOM 2



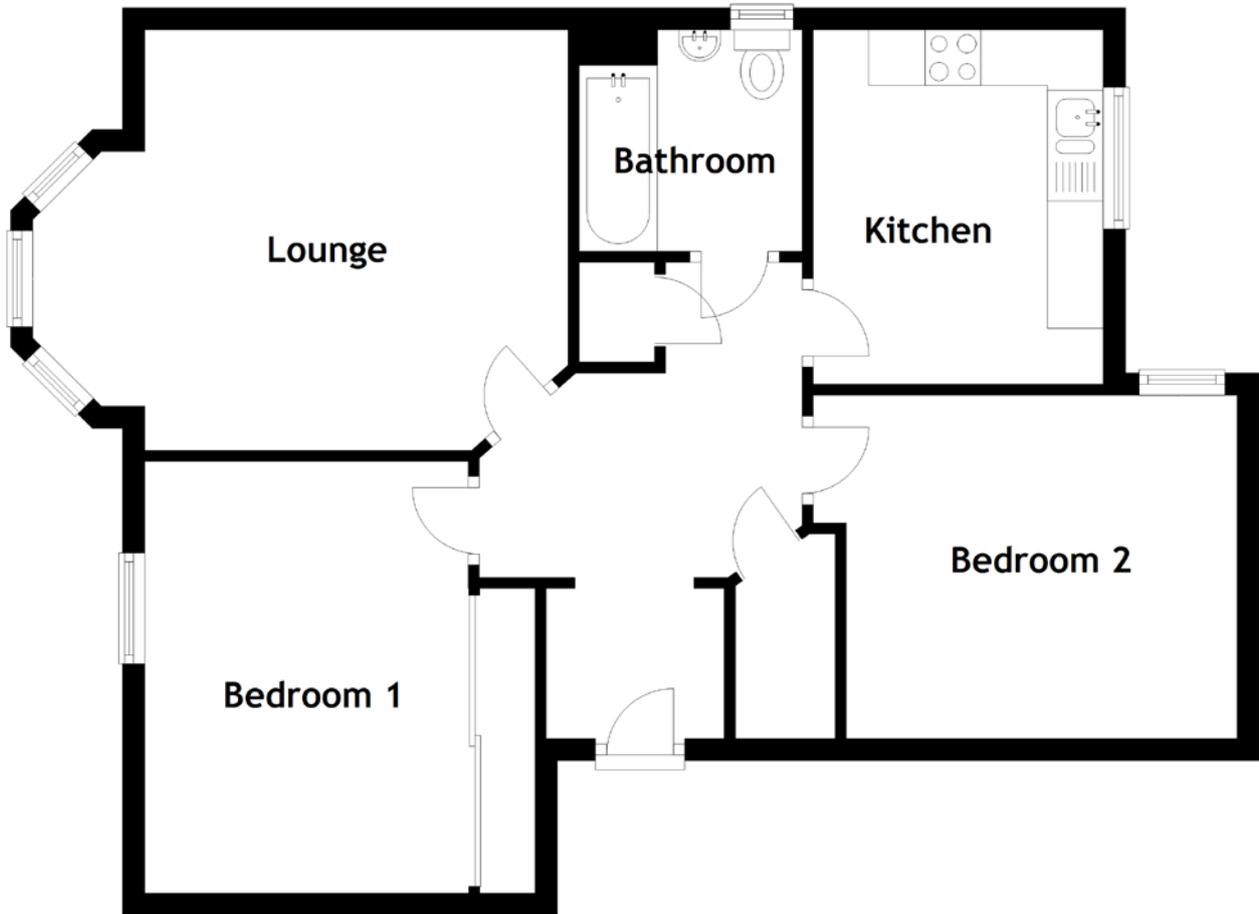
The apartment is always warm, comfortable and secure via double glazing, gas central heating, and a secure entry system. There is residents' parking in the area adjacent to the rear of the building. There are also well-kept communal grounds.

This is a property that has really been enjoyed by the current owner, given its well-appointed accommodation, immaculate condition and convenient location. Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for 'canny' Buy-To-Let investors, First-time Buyers or indeed anyone looking for a perfect apartment with space, flexibility and style, and where all the hard work has already been done.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

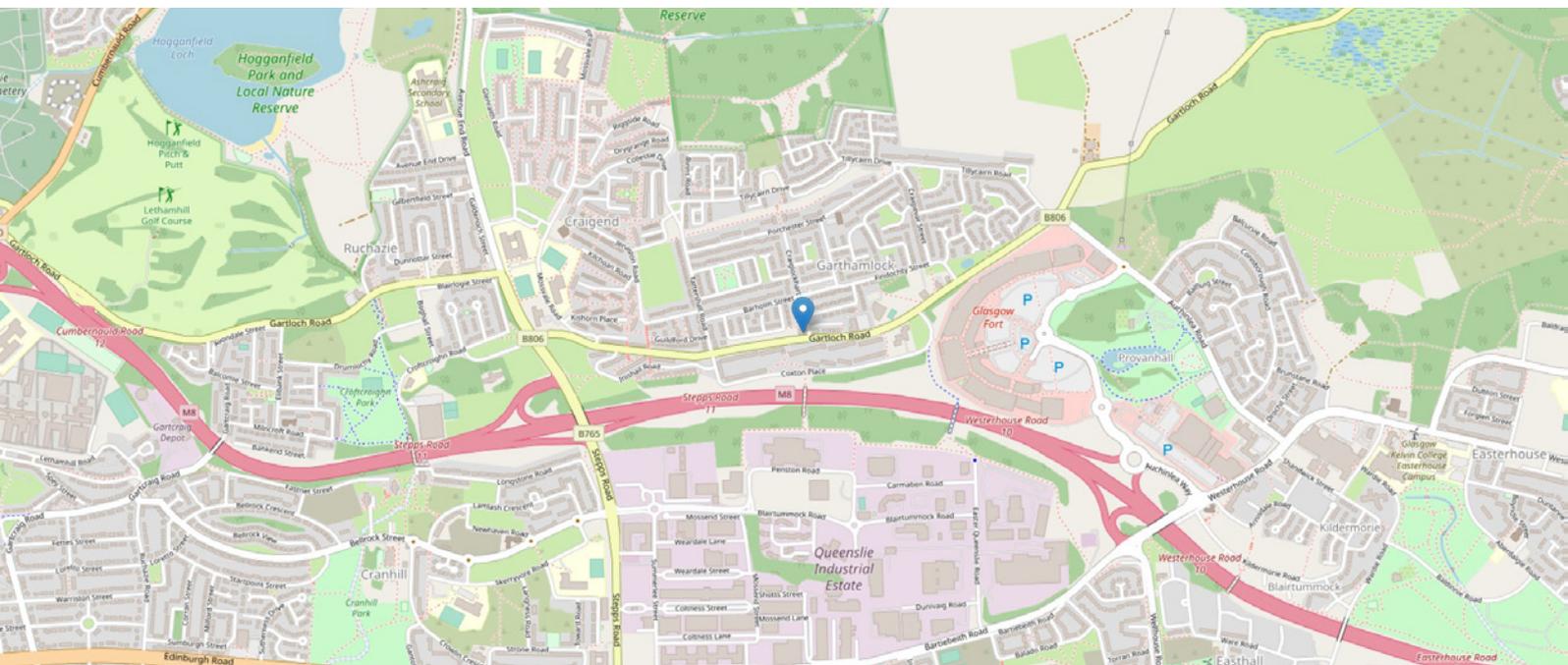


Approximate Dimensions (Taken from the widest point)

Lounge 4.80m (15'9") x 3.80m (12'6")
 Kitchen 3.20m (10'6") x 2.60m (8'6")
 Bathroom 2.00m (6'7") x 2.00m (6'7")

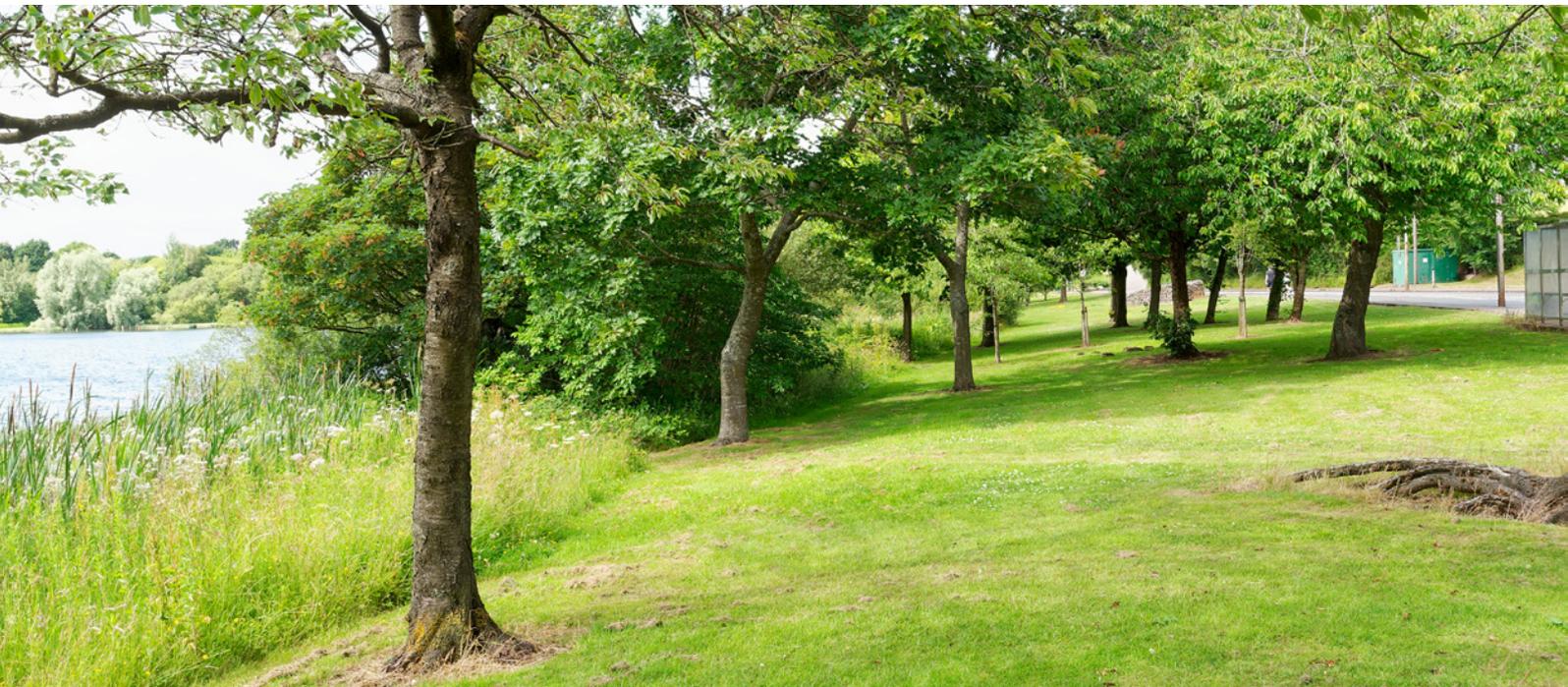
Bedroom 1 3.90m (12'10") x 3.50m (11'6")
 Bedroom 2 3.80m (12'6") x 3.10m (10'2")

Gross internal floor area (m²): 65m²
 EPC Rating: B



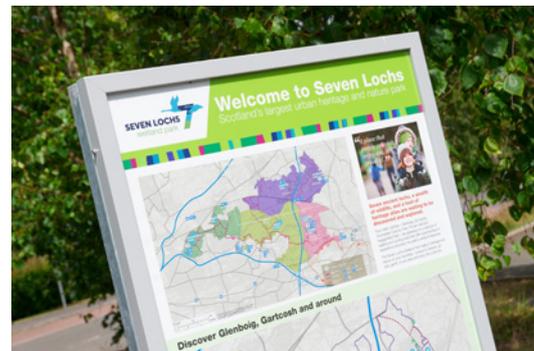
THE LOCATION

Gartloch Road is situated in the popular area of Garthamlock. The area offers local shopping which will cater for most needs with the Glasgow Fort being on the doorstep.





The Fort has a fantastic selection of shops, a cinema and restaurants. More extensive shopping can be found in Glasgow city centre. Transport facilities include access to regular bus services to central Glasgow and other destinations. Motorway access is also convenient, making it an ideal location for commuters.



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