

# 2/1 15 Murano Crescent

GLASGOW, G20 7RP



MODERN TWO-BED  
APARTMENT IN GLASGOW



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We are delighted to present to the market this beautifully presented flat set within a popular area. The specifications of the property include: gas central heating, double glazing and a stunning Juliet balcony. The constant demand for these properties makes this accommodation very attractive to first-time buyers and buy-to-let investors.

The accommodation on offer comprises a welcome reception hallway, an open-plan living-kitchen area which boasts a spacious and inviting layout. It is ideal for entertaining guests or simply relaxing after a long day. The property has been tastefully decorated by the owners and benefits from a modern kitchen with integrated oven, hob and extractor. The master bedroom is bright and benefits from an en-suite and leaves plenty of space for free-standing furniture. The second bedroom is also bright and airy and has the perk of integrated wardrobes. The main bathroom is immaculate and contains a three-piece bathroom suite and is fitted with a shower over the bath.

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**Bedroom 1**





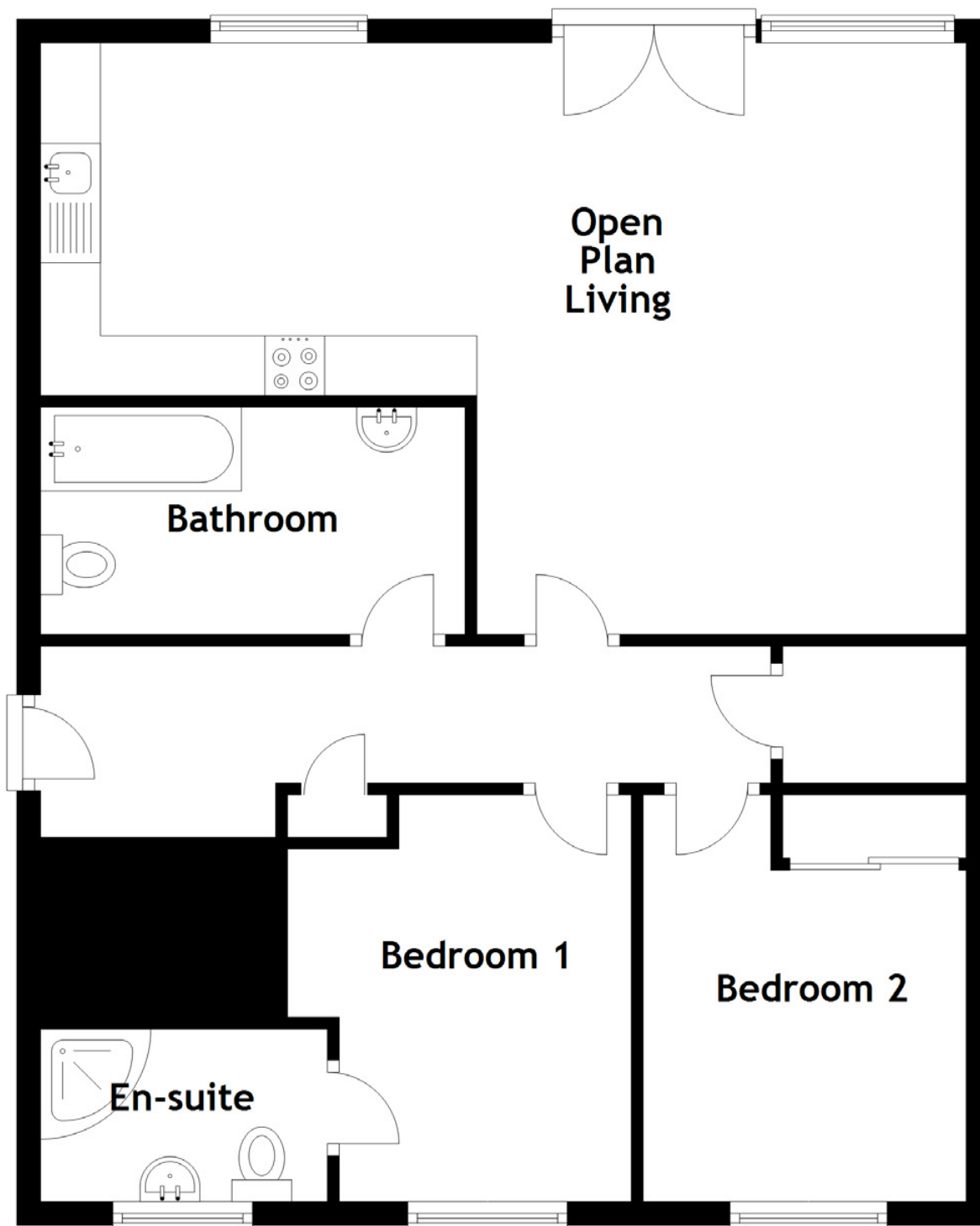


**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.75m (25'5") x 4.95m (16'3")	Gross internal floor area (m <sup>2</sup> ): 75m <sup>2</sup> EPC Rating: B
Bedroom 1	3.40m (11'2") x 2.80m (9'2")	
Bedroom 2	3.40m (11'2") x 2.70m (8'10")	Extras (Included in the sale): All fixtures and furnishings.
Bathroom	3.55m (11'8") x 1.90m (6'3")	
En-suite	2.40m (7'10") x 1.45m (4'9")	

Welcome to your tranquil space overlooking the serene canal waters! This stunning flat offers a unique blend of modern comfort and picturesque views, providing a peaceful oasis near the heart of the city. The apartment also has an allocated parking space.

In summary, this is a great opportunity for those seeking a “ready to move into” two-bedroom apartment in a prime location.

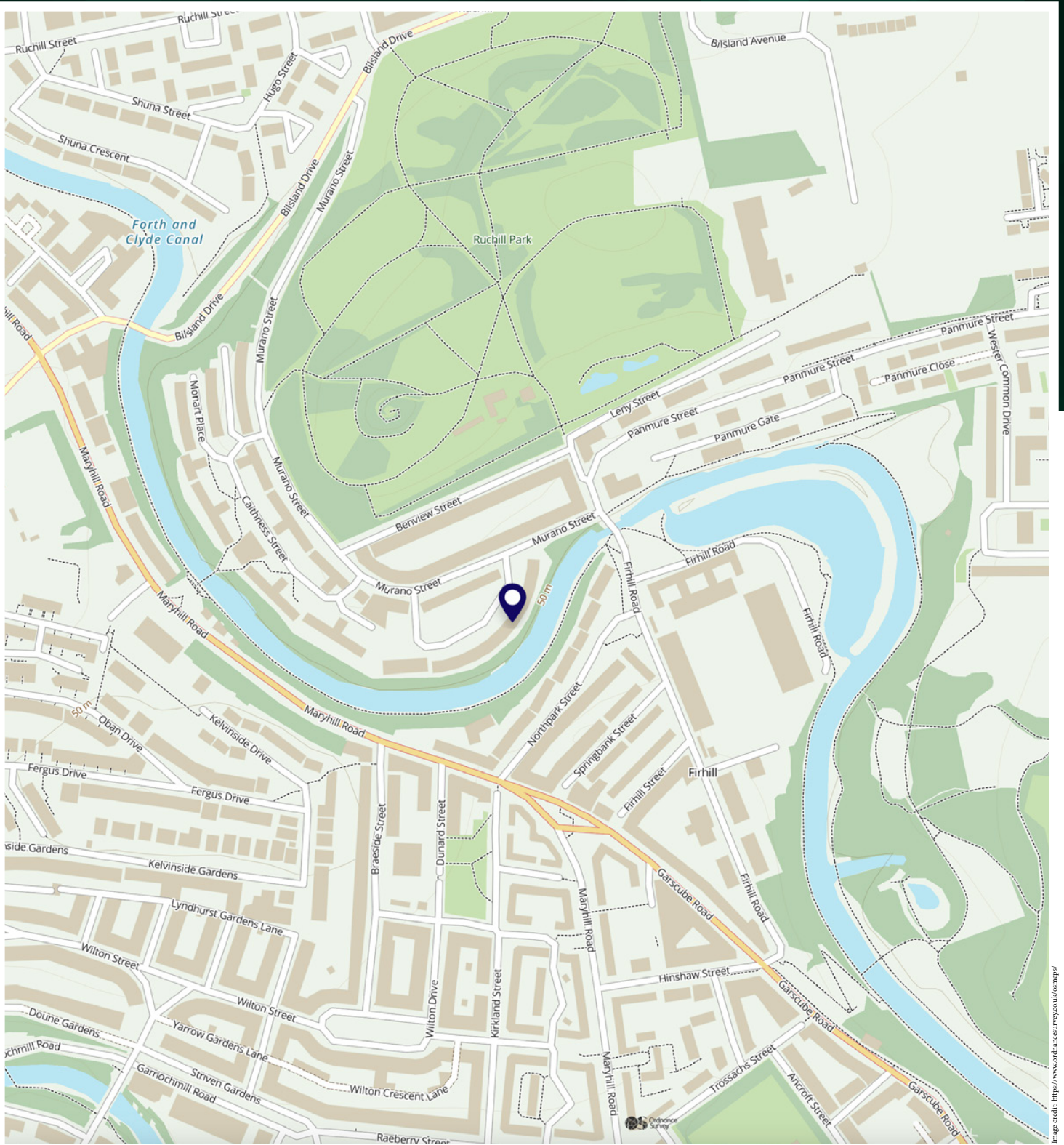




Firhill in Glasgow is a great place to live and commute from. The transport links by bus and rail are within a short distance and with frequent services it's a mere 10 minutes to the heart of Glasgow city centre.

For those traveling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of shops, supermarkets, universities and general amenities all within easy reach, making it a very popular place to call home.

## The Location



# McEwan Fraser Legal

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