

31B Greenholme Street

CATHCART, GLASGOW, G44 4DU



*STUNNING 1 BEDROOM FLAT IN TRUE
WALK IN CONDITION*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this stylishly refurbished one-bedroom ground-floor flat, presented in true walk-in condition and perfectly suited for first-time buyers and buy-to-let investors. Every aspect of this home has been carefully upgraded to a high standard, providing a modern, turnkey property that combines comfort, convenience, and contemporary appeal.



Upon entering, you are greeted by a spacious hallway with plenty of storage. The open-plan living and dining area exudes warmth and functionality. Freshly painted in neutral tones, the space is versatile enough to suit any décor style, with well kept, high-quality carpets underfoot that adds a touch of luxury. Double glazed windows allow ample natural light to fill the room, creating a bright and welcoming atmosphere.

The newly refurbished kitchen is a standout feature, boasting sleek cabinetry and striking countertops/splashbacks that enhance both style and practicality. It's equipped with modern appliances, including an oven, hob, and fridge, offering everything you need for cooking and entertaining in one streamlined space. Clever storage solutions make the most of the area, keeping the kitchen clutter-free and easy to maintain.





The generously proportioned bedroom offers a comfortable retreat with space for a large bed and additional furniture, while built-in wardrobes provide practical storage. Designed with relaxation in mind, the room benefits from new carpeting and a soft, calming color palette.

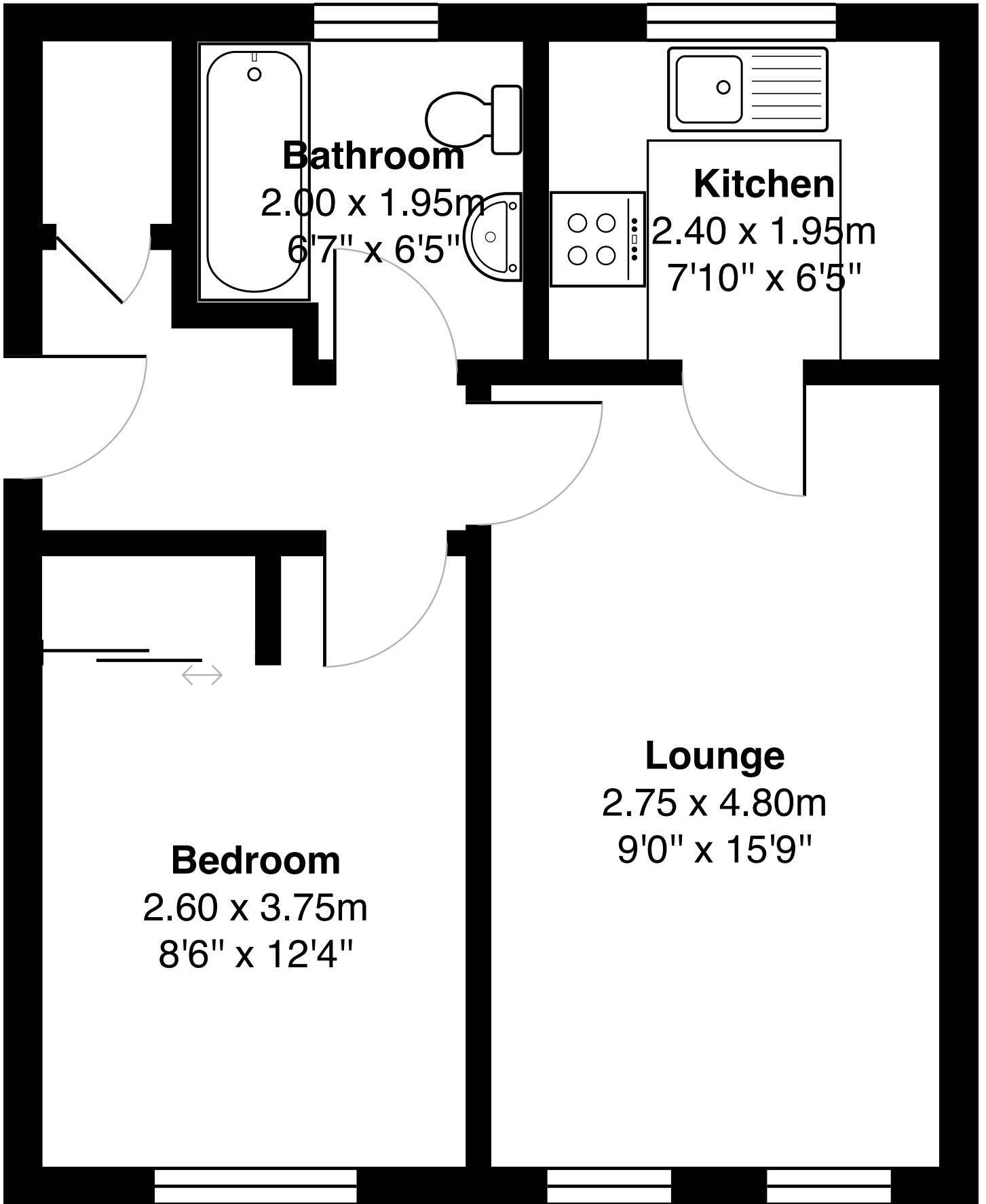




The bathroom has also been fully updated to feature a contemporary suite with a shower over the bath, a sleek vanity unit, and tasteful panelling, creating a spa-like feel.







Gross internal floor area (m²): 37m²

EPC Rating: D



This ground-floor flat not only offers easy accessibility but also benefits from its proximity to local amenities, public transport, and parks, making it ideal for professionals and renters alike. Its central location ensures connectivity to the area's conveniences while retaining the peace and privacy of a well-maintained building.

Whether you're a first-time buyer looking to step onto the property ladder with minimal hassle, or an investor seeking a high-demand rental property with immediate appeal, this home represents a rare opportunity. Every detail has been considered, making it a truly turnkey investment ready for you to enjoy or start earning from immediately. Early viewing is advised.

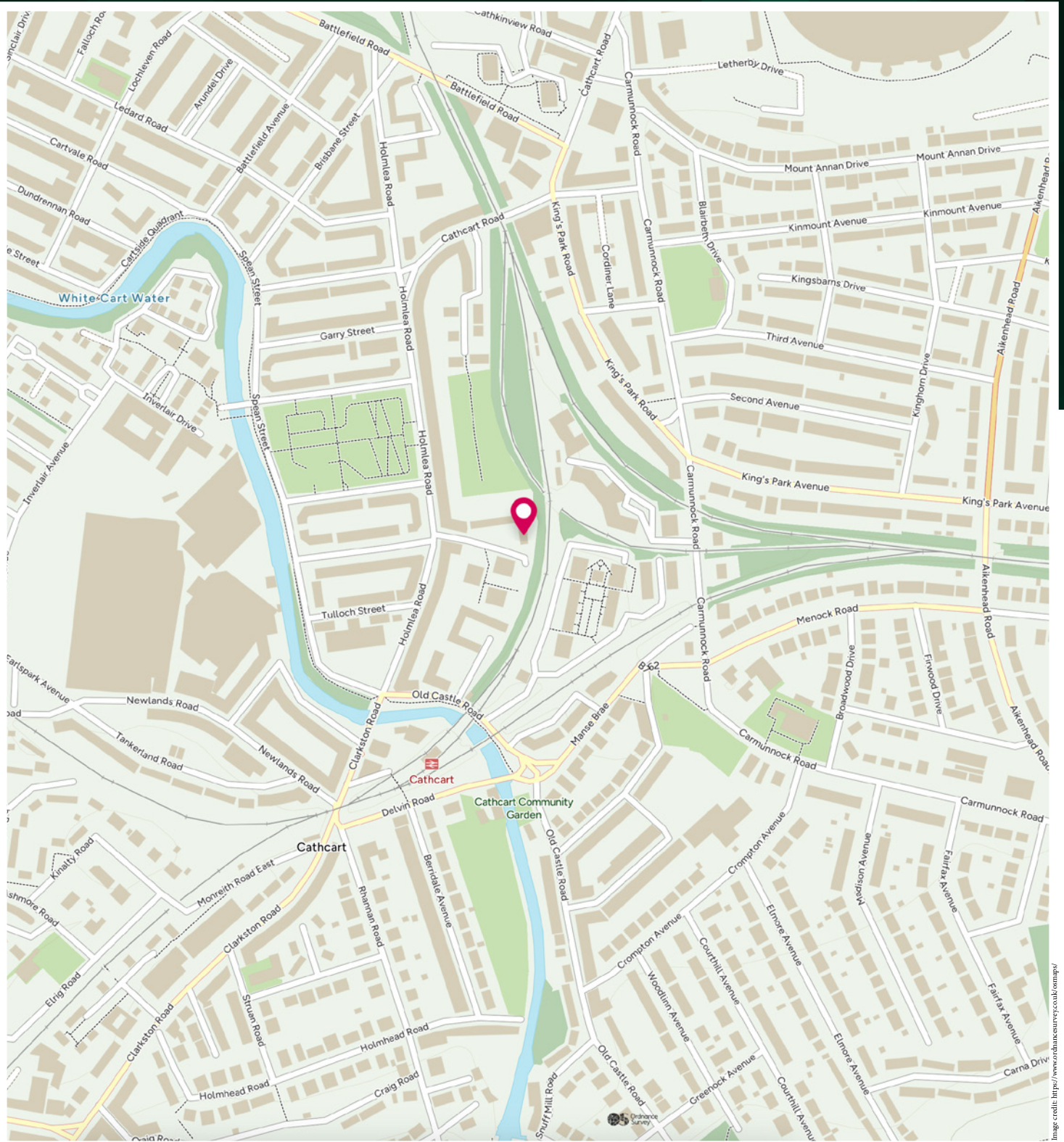
The Property



Cathcart is a charming and highly sought-after residential area in Glasgow's Southside, known for its blend of peaceful suburban living and easy access to the city's vibrant amenities. Nestled along the banks of the White Cart Water, this neighborhood is rich in character, it offers a serene atmosphere, with tree-lined streets, beautiful parks, and green spaces, making it popular among families, professionals, and retirees alike.

Transport links in Cathcart are excellent, with Cathcart train station providing regular services to Glasgow Central in under 15 minutes, ideal for commuters. Bus routes also connect the area to nearby Shawlands, the city center, and beyond.

Cathcart's location provides convenient access to a variety of local amenities. Just a short distance away, bustling Shawlands offers an array of independent cafes, restaurants, and shops, while Queens Park and Linn Park provide expansive green spaces perfect for walking, jogging, and outdoor activities. With excellent schools, sports facilities, and a strong sense of community, Cathcart is an appealing area that balances tranquility with the perks of city living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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