

0/2,3 Clifford Place

CESSNOCK, GLASGOW, G51 1NS



*STYLISH GROUND FLOOR
1-BEDROOM APARTMENT*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Tucked away in a quiet and established residential development, this well-proportioned ground-floor apartment offers a rare combination of comfort, practicality, and investment potential. Whether you're taking your first step onto the property ladder or seeking a dependable addition to your rental portfolio, this property ticks all the right boxes.

From the moment you enter, the apartment feels bright and welcoming. The spacious living area is flooded with natural light thanks to its generous window proportions, offering a warm and versatile space ideal for relaxing or entertaining. The layout flows effortlessly, with a defined living zone and room for a small dining area.

The Property



The kitchen has been thoughtfully upgraded and is fitted with brand new appliances, including a modern oven and hob, ensuring both functionality and style. Its clean lines and smart finishes will appeal to those who value contemporary living.





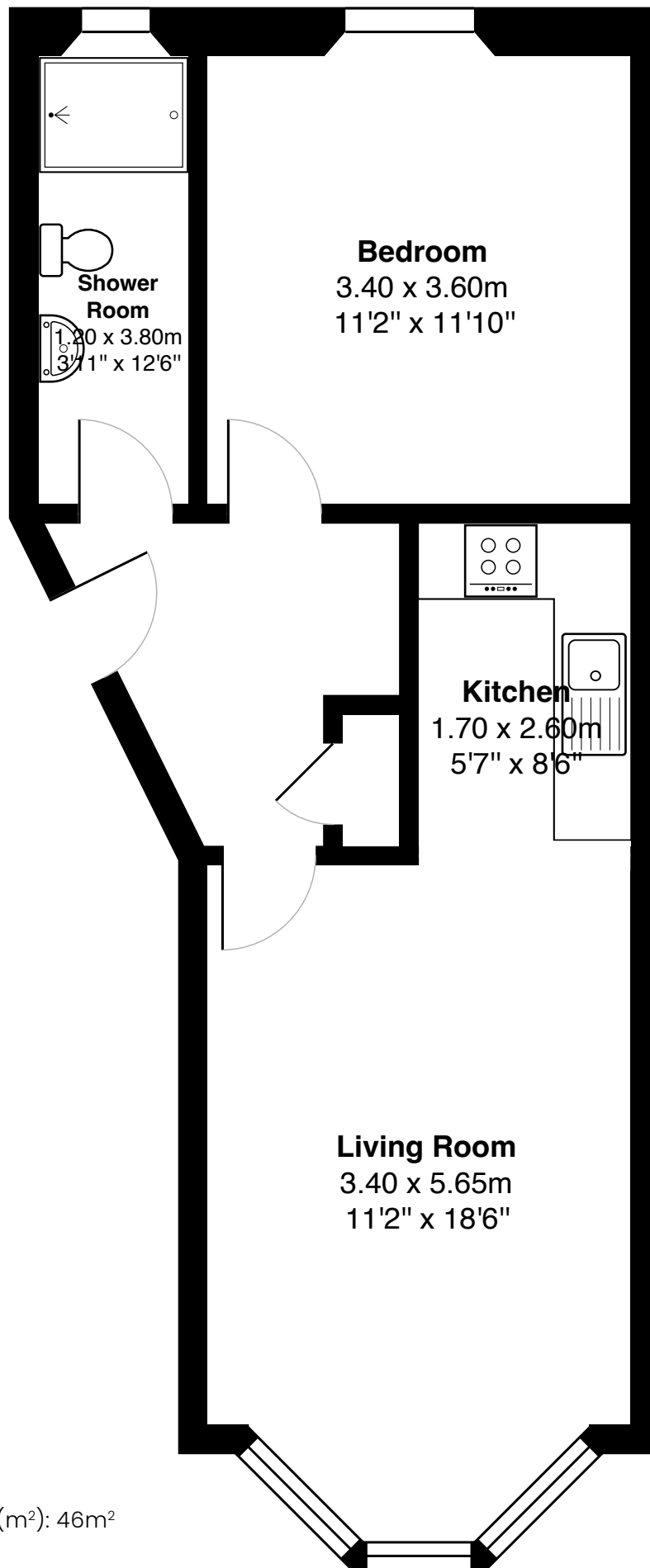
To the rear, the double bedroom offers excellent proportions with plenty of space for a wardrobe and additional furnishings. Neutral décor creates a peaceful ambience, making it an inviting retreat at the end of the day.





The recently refurbished shower room features chic tiling, a modern suite, and a walk-in shower with a glass screen – perfectly suited to modern tastes.





Gross internal floor area (m²): 46m²

EPC Rating: D



COMMUNAL AREA

Additional benefits include:

- Ground floor position for easy access and long-term convenience
- Double glazing throughout for warmth and energy efficiency
- Gas heating system
- Secure entry system and well-maintained communal areas
- Ample on-street parking

Located in Glasgow's ever-popular Southside, Clifford Place is well positioned for access to a variety of local amenities, including shops, cafes, supermarkets, and leisure facilities. Excellent public transport links are within easy reach, connecting you swiftly to the city centre and beyond, while nearby green spaces offer opportunities for outdoor enjoyment.

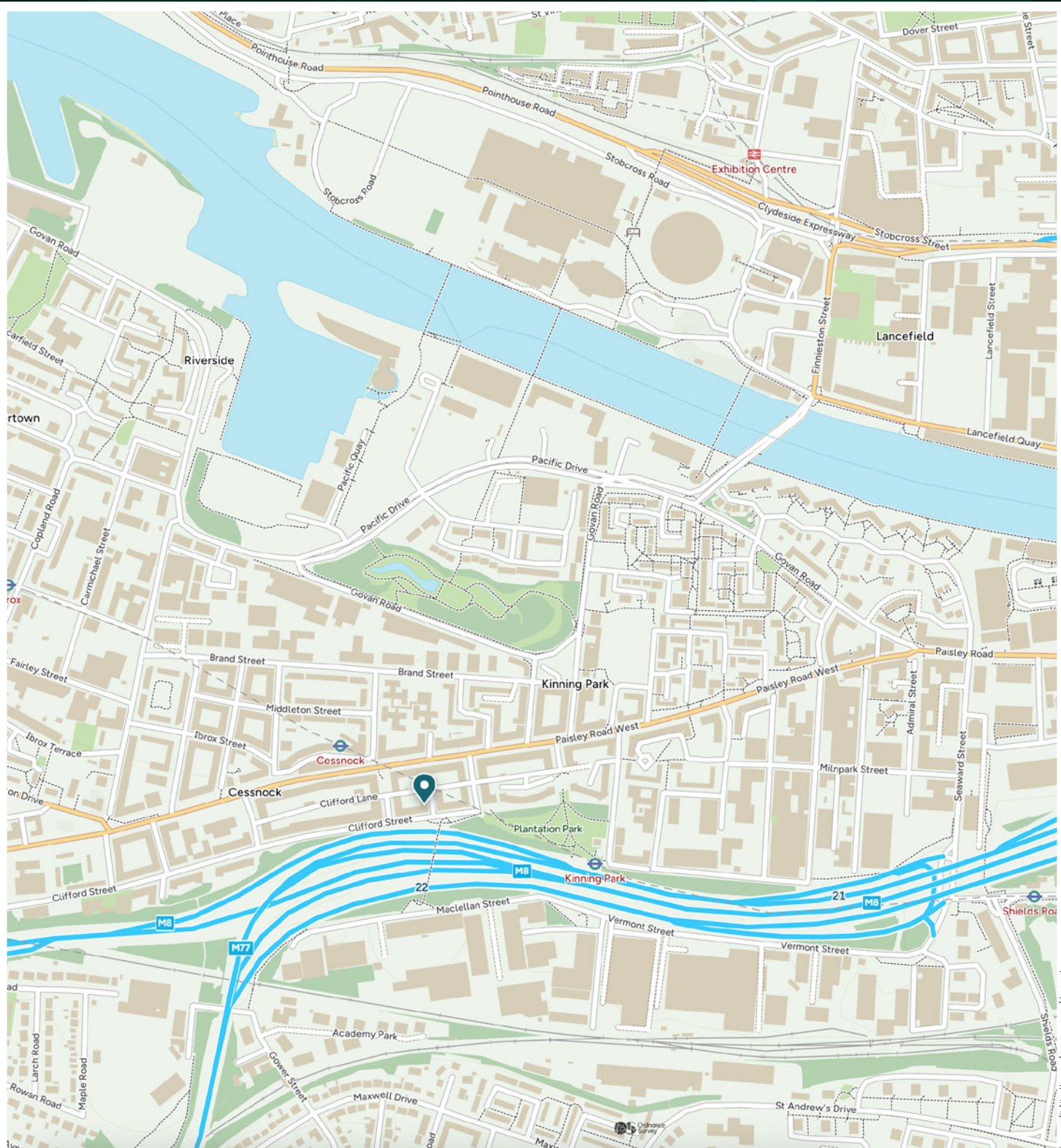
With its modern upgrades, move-in ready condition, and versatile appeal, this is a property that offers incredible value, whether you're looking to make a smart investment or find a welcoming place to call home. Early viewing is highly recommended.



Located on Glasgow's ever-evolving southside, Cessnock is a vibrant and well-connected neighbourhood that has grown in popularity with first-time buyers, young professionals, and savvy investors alike. Known for its handsome red and blonde sandstone tenements, the area offers a rich sense of character combined with exceptional convenience. Cessnock enjoys excellent transport links, with Cessnock Subway Station just minutes away, providing fast and easy access to the city centre, West End, and Finnieston. The nearby M8 and M74 motorways make commuting by car equally straightforward.

The area benefits from a wide range of local amenities, including independent shops, cafes, supermarkets, and takeaways. For green space, Bellahouston Park and Pollok Country Park are both within easy reach, offering open-air escapes and leisure facilities, including a gym, sports centre, and the renowned House for an Art Lover. Cessnock is also near the thriving Finnieston strip and Glasgow's waterfront, including BBC Scotland, STV, and the SEC Hydro complex, making it ideal for those working in the creative or events industries. With its affordable property prices, historic charm, and growing community spirit, Cessnock is fast becoming one of Glasgow's most sought-after emerging neighbourhoods.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
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 from 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.