

# 0/1 61 Cumbernauld Road

GLASGOW, G31 2SN



*IMMACULATE GROUND FLOOR FLAT  
WITH STYLISH OPEN-PLAN LIVING*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

Jonny Clifford with McEwan Fraser Legal is delighted to present to the market, in truly stunning walk-in condition, this exceptional two-bedroom ground floor apartment offers a perfect blend of modern style, generous proportions and turnkey convenience. Beautifully maintained and finished to a high standard throughout, this is a home where every detail has been carefully considered, making it an ideal purchase for first-time buyers, downsizers or savvy buy-to-let investors alike.

Upon entering, you are immediately struck by the bright and welcoming atmosphere, with a contemporary finish that flows seamlessly throughout the property. The heart of the home is the impressive open-plan living space, designed with modern living in mind. The lounge area is spacious yet cosy, offering ample room for both relaxing and entertaining, while large windows allow natural light to flood the space, enhancing the overall sense of openness. The living area flows effortlessly into the well-appointed kitchen, creating a highly sociable environment. Perfectly suited for hosting, this layout ensures the kitchen remains connected to the main living space, ideal for entertaining guests or keeping an eye on family life. The kitchen itself is fitted with modern units, quality worktops and integrated appliances, offering excellent storage and functionality without compromising on style.

---



The property boasts two generously sized double bedrooms, both presented in immaculate condition. The principal bedroom is particularly impressive, benefiting from a sleek and contemporary en suite shower room, providing both privacy and convenience. The second bedroom is equally versatile, easily accommodating a double bed while also lending itself perfectly as a guest room, home office or additional living space depending on individual needs.





**Bedroom 2**





**Bedroom 3**

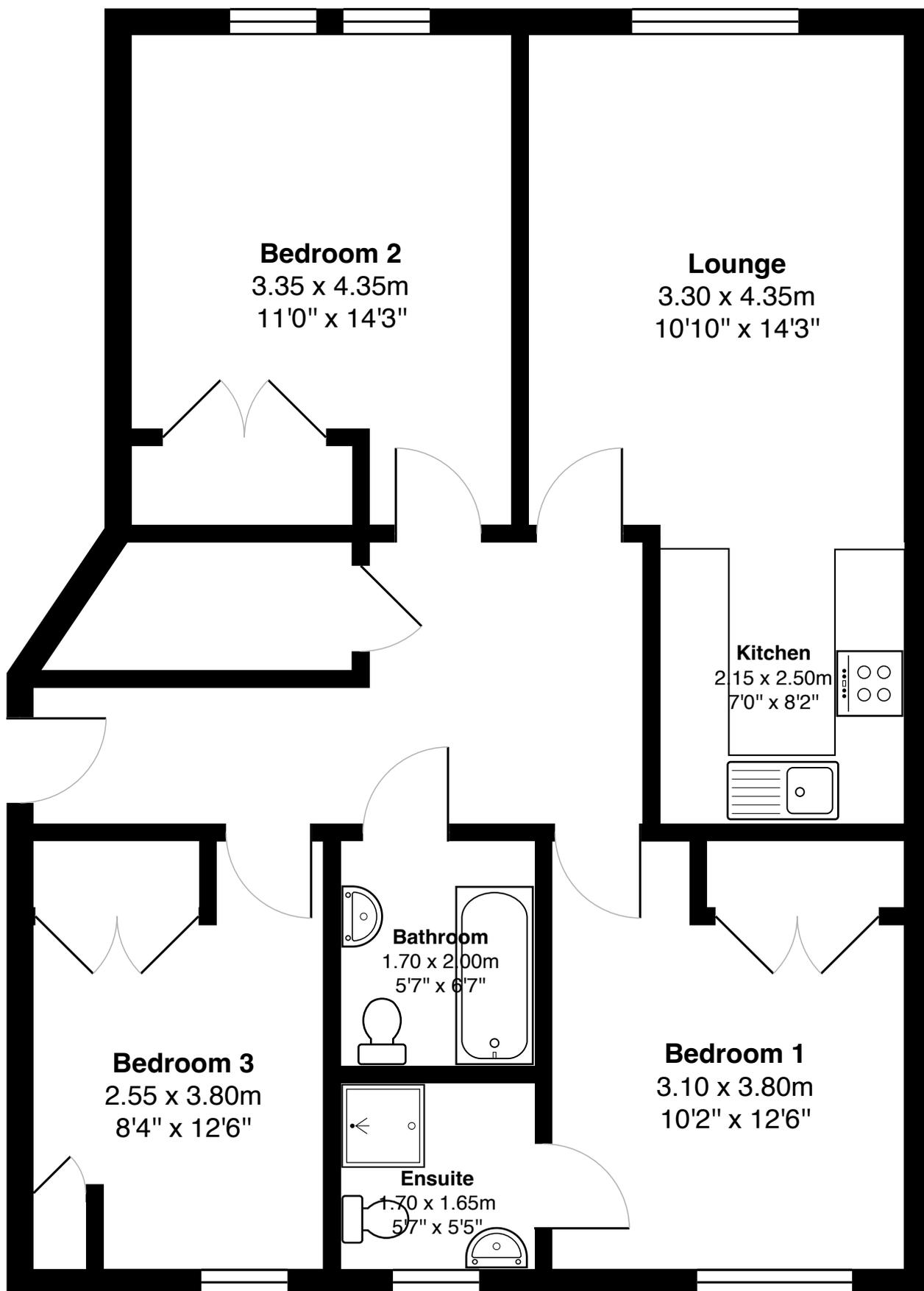




Completing the accommodation is a stylish main bathroom, finished to a high standard with modern fixtures and fittings, in keeping with the overall quality of the home.







Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: D

---

Further benefits include the highly desirable ground floor positioning, offering ease of access and broad appeal, as well as modern décor throughout, ensuring a true move-in ready experience.

This is one of those rare flats that genuinely ticks every box, combining location, condition, space and flexibility. Whether you are looking for a home to move straight into or a strong investment opportunity, this outstanding property delivers on all fronts. Early viewing is essential to fully appreciate the quality and lifestyle on offer.

---





## ALEXANDRA PARK

---

Dennistoun is one of Glasgow's most desirable residential districts, celebrated for its traditional architecture, vibrant lifestyle and proximity to the city centre.

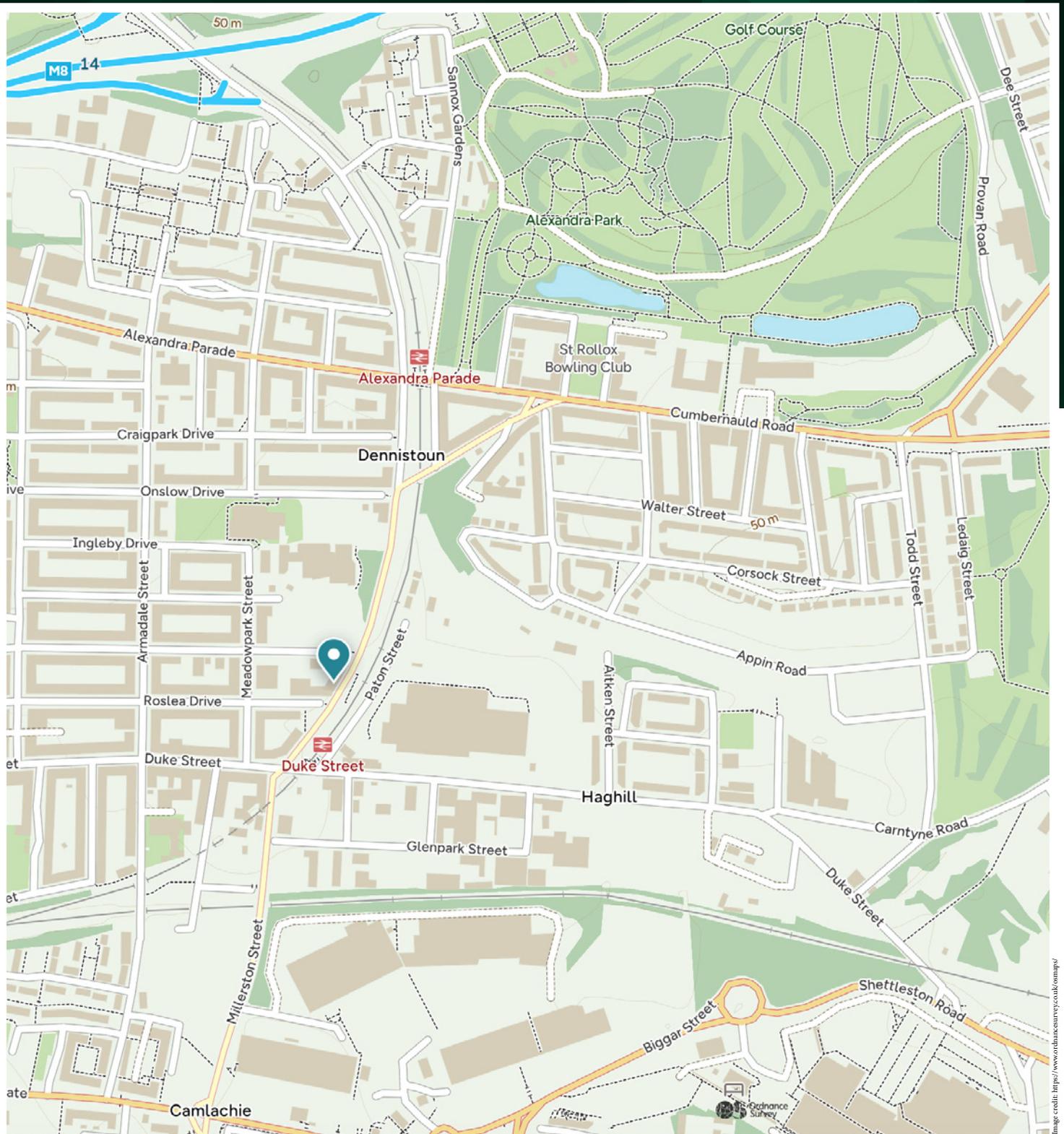
Renowned for its thriving café culture and independent food scene, the area offers artisan coffee shops, stylish eateries and contemporary bars, creating a dynamic yet relaxed atmosphere. This cosmopolitan feel, combined with classic Glasgow tenements, appeals to professionals and discerning buyers seeking charm and convenience.

Everyday amenities include boutique shops, supermarkets and local services within walking distance. Alexandra Park offers mature landscaping, scenic walkways and elevated city views.

Bellgrove and Duke Street stations provide direct links to the city centre, with excellent road links including M8 access. Dennistoun's strong sense of community and distinctive character make it a location of choice for urban living without compromise.

---

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto: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 via 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.