




McEwan Fraser Legal

Solicitors & Estate Agents

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2/2, 31 Quarrybrae Street

PARKHEAD, GLASGOW, G31 5AS

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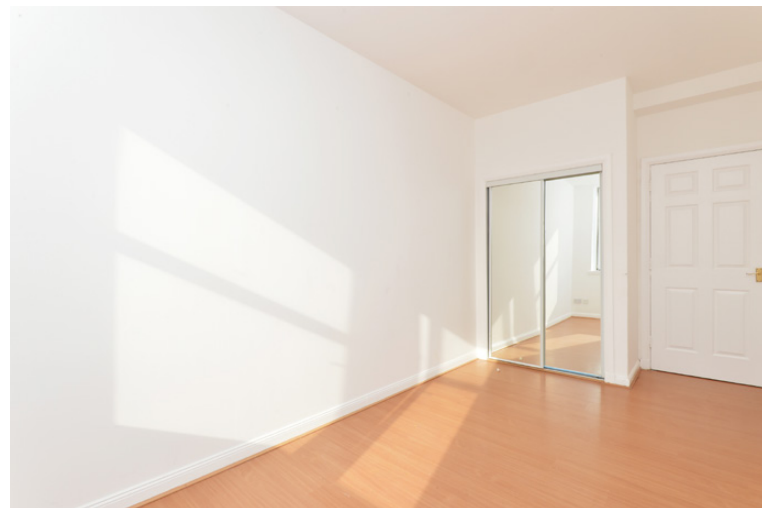
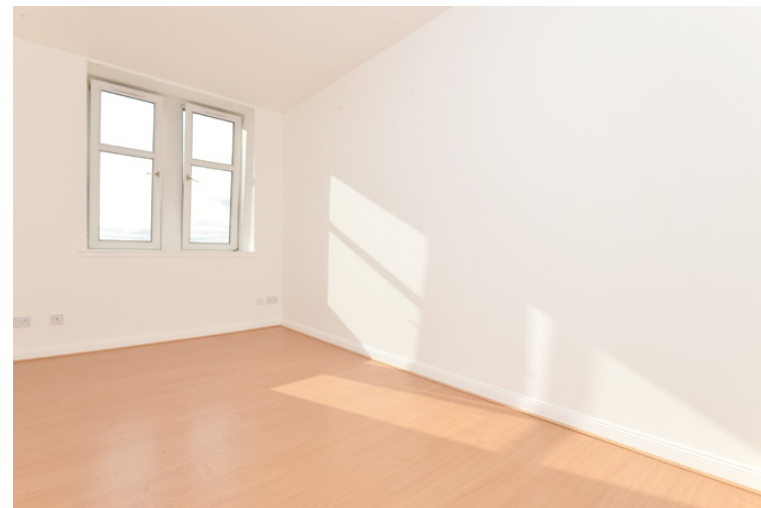
This property is situated just two miles south-east of the city centre. When it comes to local shopping, at Quarrybrae Street that means walking just a few minutes to The Forge with a mall, market and retail park. There are also a variety of supermarkets and retail parks in the vicinity, or stock up at the monthly Farmers' Market at the Barras, selling everything from organic fruit and fresh bread to smoked salmon and honeycombs.

Glasgow is a city for serious shopping, with seriously stylish venues in the pedestrianised Sauchiehall, Argyle and Buchanan Streets and in malls like Buchanan Galleries, Princes Square and the St Enoch Centre, a stunning glass structure. There is even the highly exclusive Italian Centre, whether you are looking for the latest designs from Milan, or to simply enjoy a cappuccino in its pavement cafes. When it comes to eating out Glasgow is renowned for cosmopolitan cuisine in its bistros, bars and restaurants. Find fast food in one of Scotland's largest mall food courts or at chic eateries in fashionable Theatreland.

McEwan Fraser Legal feel privileged to present this superb one bedroom apartment to the market. The apartment enjoys an excellent second-floor position in a converted technical college in the desirable Parkhead area of Glasgow's trendy East End. Internally, the property is presented in good order and is offered to the market chain free.

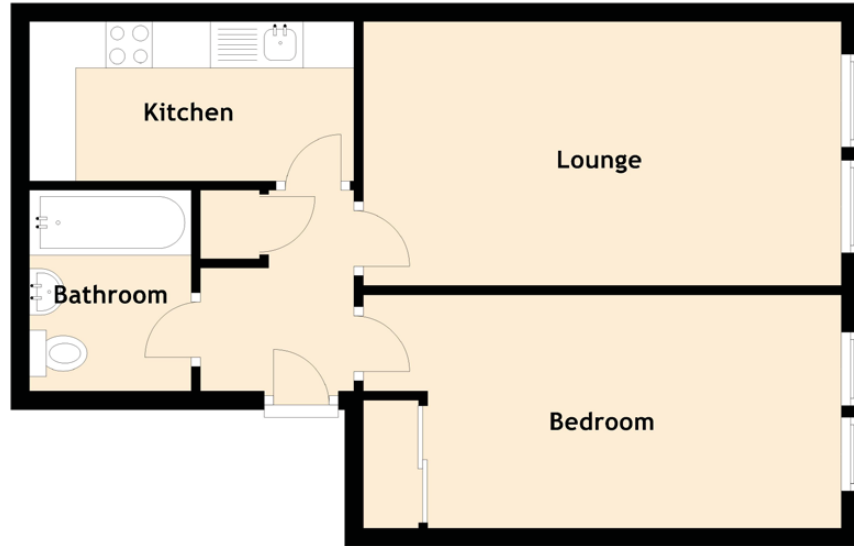
This fantastic apartment boasts excellent floor space, high ceilings and lots of natural light. The reception room is neutrally decorated and can happily accommodate a pair of sofas and a dining table. The bedroom boasts similar proportions to the reception room with excellent floor space and an integrated wardrobe. The kitchen includes a range of base and wall mounted units with ample prep and storage space. The gas hob and electric oven are integrated and space is provided for further free standing appliances. Accommodation is completed by a modern bathroom with partial tiling and a three piece white suite with shower over bath.

This is an exceptional starter property or sensible Buy-To-Let investment that further benefits from double glazing, gas central heating and a secure car park. Internal viewing is an absolute must to appreciate this absolutely superb apartment.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.17m (17') x 2.85m (9'4")
Kitchen	3.51m (11'6") x 1.72m (5'8")
Bedroom	5.17m (17') x 2.52m (8'3")
Bathroom	2.17m (7'1") x 1.75m (5'9")

Gross internal floor area (m²): 43m² | EPC Rating: C

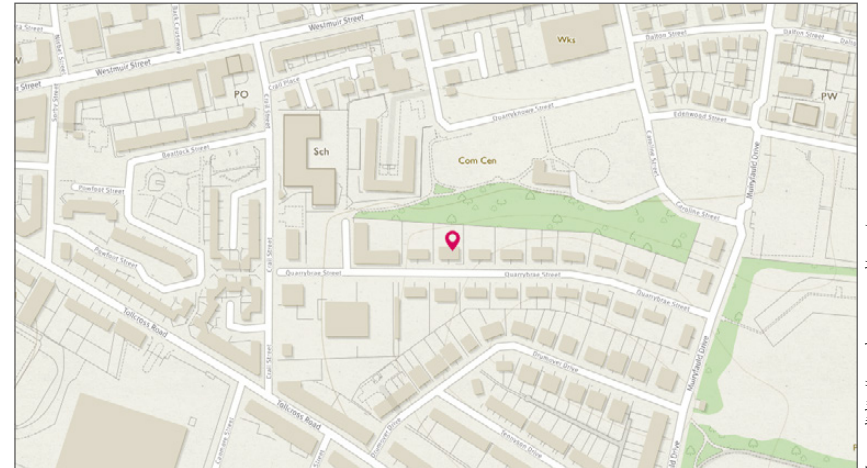


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