




McEwan Fraser Legal
 Solicitors & Estate Agents
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0/1, 1 Dyke Road
 YOKER, GLASGOW, G14 0JH

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The popular area of Yoker is a great place to live and commute from. Providing an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found towards Clydebank, within the highly regarded Clydebank Shopping Centre, with an additional retail park offering an extensive range of High Street outlets.

Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and also towards Clydebank. Frequent rail travel can also be found locally and, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway, meaning all areas of central Scotland are easily accessible on a daily basis. The Golden Jubilee hospital further enhances the strong rental demand for quality apartments such as these.

We are delighted to offer to the market this excellent two bedroom apartment, set on a preferred ground floor, making it potentially a whole of life flat. The property is presented in walk-in condition and we believe is quite simply 'one of the best in the street'.

Accommodation comprises of a bright and airy lounge/diner which benefits not only from lots of natural light entering from the double aspect windows but also potential space for a very convenient home office desk.

The modern kitchen is perfect for the apartment, finished in a lovely range of cherry wood units with an electric cooker, its the perfect place for the chef to serve up a

marvellous meal. There is also ample space for a free-standing washing machine and fridge freezer. There is a handy storage cupboard off the hallway, helping to ensure a clutter-free apartment at all times.

The tiled bathroom is bright and fresh with a white suite and an electric shower within an accessible walk-in cubicle, ensuring there's always lots of instant hot water for long refreshing showers.

There are two good sized bedrooms in this apartment, the master is a double with built-in storage area and both have ample room for free-standing furniture.

The apartment is always kept warm, comfortable and secure courtesy of the double glazing, electric heating and secure entry system. It has also just had a clean bill of health on a home report survey from chartered surveyors J and E shepherd.

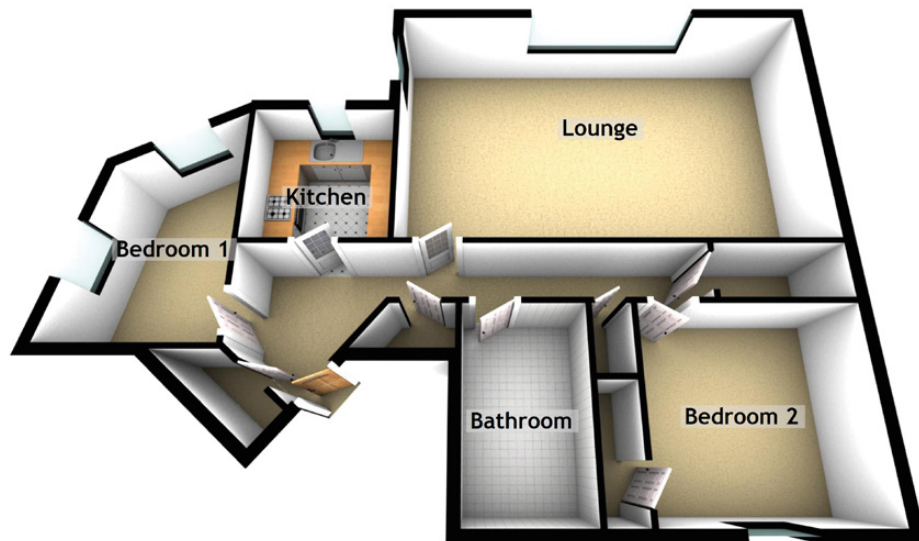
There is communal residents parking to the rear of the building.

Some properties tick all the boxes, this is certainly one of them. It's perfect for first-time buyers or as a Buy-To-Let investment helped by the extra demand for staff accommodation requirements at the nearby Golden Jubilee and the Queen Elizabeth University Hospital.

Early viewing is strongly advised to anyone looking for a perfect place to come home to.



SPECIFICATIONS

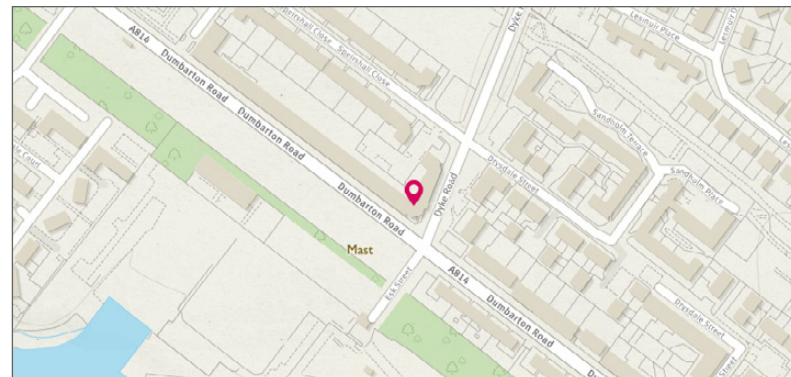


Approximate Dimensions (Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.80m (15'9") x 4.40m (14'5") |
| Kitchen | 2.40m (7'10") x 2.40m (7'10") |
| Bedroom 1 | 2.80m (9'2") x 2.40m (7'11") |
| Bedroom 2 | 3.40m (11'2") x 3.20m (10'6") |
| Bathroom | 3.20m (10'6") x 1.90m (6'3") |

Gross internal floor area (m²): 65m² | EPC Rating: E

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.



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Part
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Text and description
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Professional photography
CRAIG DEMPSTER
Photographer



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Designer