




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

265 1/1 Whitehill Street

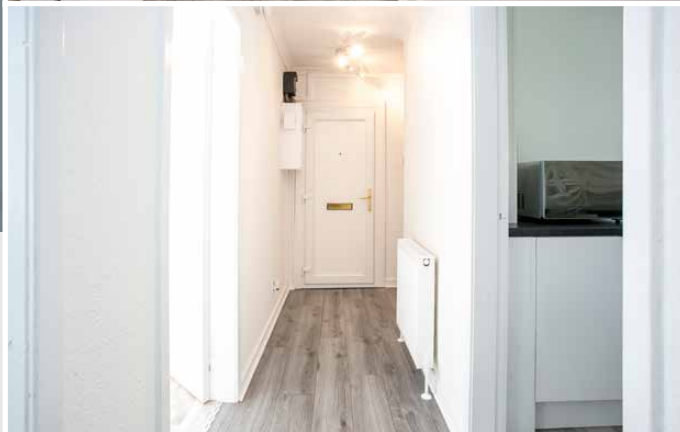
GLASGOW, G31 2PF



LOCATION



The ever popular area of Dennistoun is a great place to call home. It benefits from a wide range of local shops, schools, bars, food outlets and boasts excellent transport links. The area also has a large Victorian Park, Alexandra Park which is perfect for those who like to walk and keep active. The area benefits from an excellent communications network with regular public transport links by road and rail to the heart of the city in fifteen minutes or less. Glasgow International Airport is located only seven miles away and the motorway links mean all areas of central Scotland are easily attainable on a daily basis.



265 1/1 WHITEHILL STREET

McEwan Fraser is delighted to present this superb, first floor, two double bedroom apartment to the market. Recently upgraded to a good standard internally, the property boasts excellent proportions with two genuine double bedrooms, a large lounge, recently refitted kitchen, shower room and balcony. For extra warmth and comfort, the property also enjoys gas central heating and double glazing.

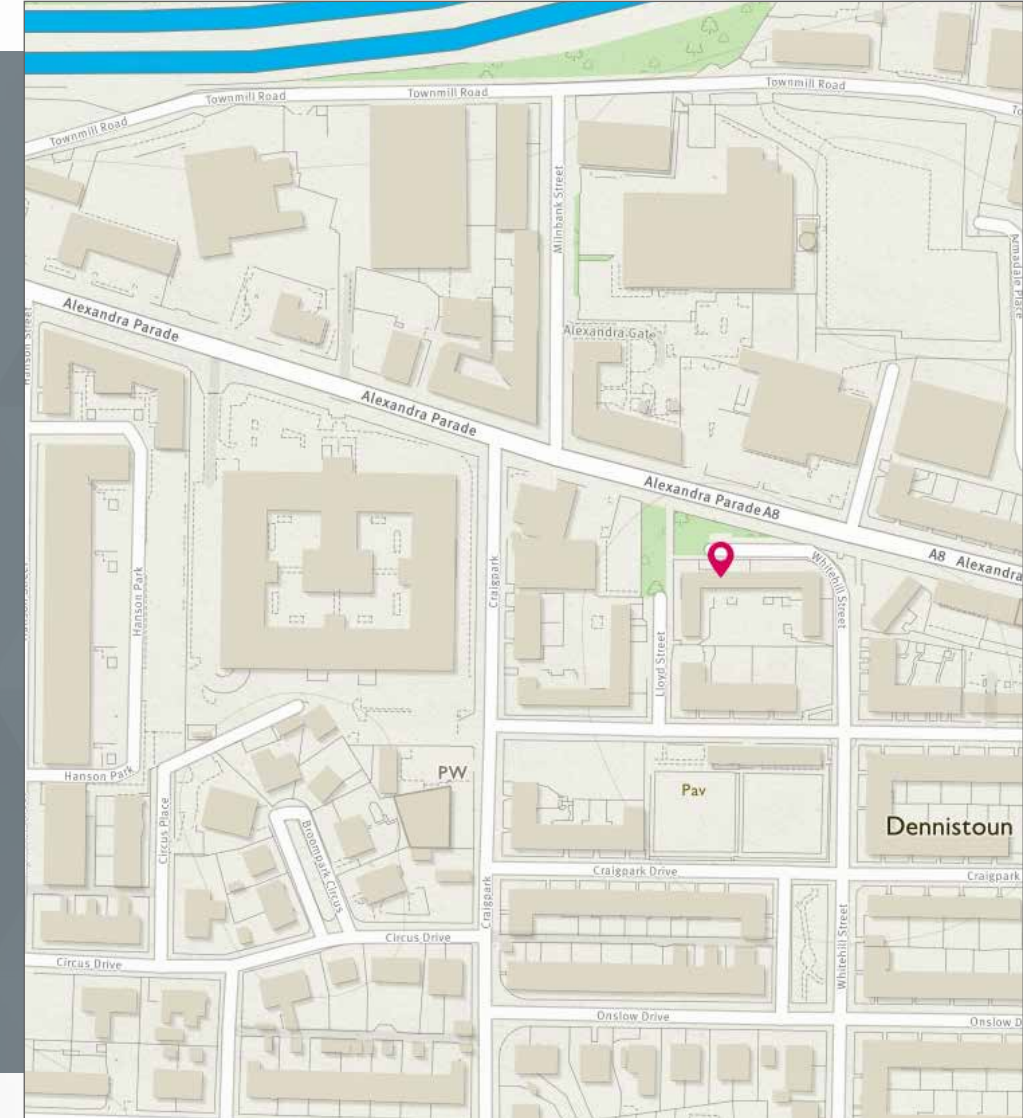
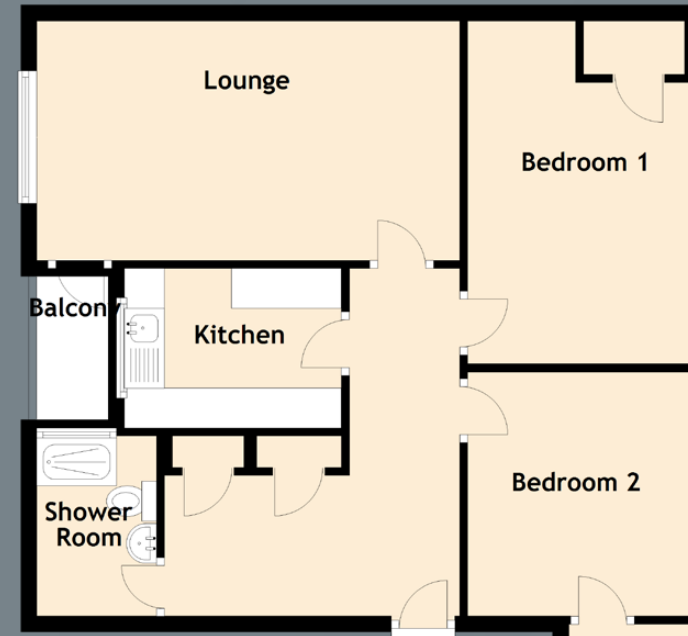
The central location and excellent value for money make this a superb first time buy or a savvy buy to let investment. Early viewing is highly recommended.



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.00m (9'10")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Shower Room	1.90m (6'3") x 1.50m (4'11")

Gross internal floor area (m²): 64m² | EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
LYNSEY NICHOLSON
Photographer



Layout graphics and design
ABBEY TURPIE
Designer