




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

3/1, 186 Copland Road

IBROX, GLASGOW, G51 2UN



I B R O X

GLASGOW, G51 2UN

Copland Road is set in the ever popular location of Ibrox. It benefits from great transport links via bus and underground to the City Centre in less than ten minutes, making it a very handy and popular location.

The M8, M74 and M77 motorways are all within a five-minute drive, meaning that all areas of the city and west central Scotland are easily within reach.



3 / 1, 186 COPLAND ROAD

IBROX, GLASGOW, G51 2UN

We are delighted to bring to the market, this fantastic two bedroom apartment, set in a very popular area of Glasgow. The accommodation on offer is in walk-in condition and has been upgraded to a great standard.

The accommodation consists of a bright and spacious lounge/diner with a large bay window that allows natural light to flood the room whilst also offering excellent dining table space, given the room's shape, it would suit a range of furniture configurations. There is also a large walk-in cupboard in the lounge to help keep everything in its place.

The very well-appointed kitchen is perfect for the apartment, finished in a range of light wood fitted cabinets with contrasting worktops and a very handy island unit/ breakfast bar that will prove to be a real benefit on busy workday mornings. Appliances include a gas hob, electric oven, an American style free-standing fridge freezer and a washing machine.

The bathroom is bright and fresh, finished in a white suite with an electric shower over the bath. There are two bedrooms in this spacious apartment, one large double with ample space for free-standing furniture and a unique boxroom with a very clever raised bed allowing space below to be used for storage or home workspace.

The home is kept warm and comfortable via the double glazing and gas central heating.

Some properties tick the boxes and this is certainly one of them, early viewing is advised for any young couple looking for a very stylish apartment where all the hard work has already been done, or a Buy-to-Let investor's ideal purchase.



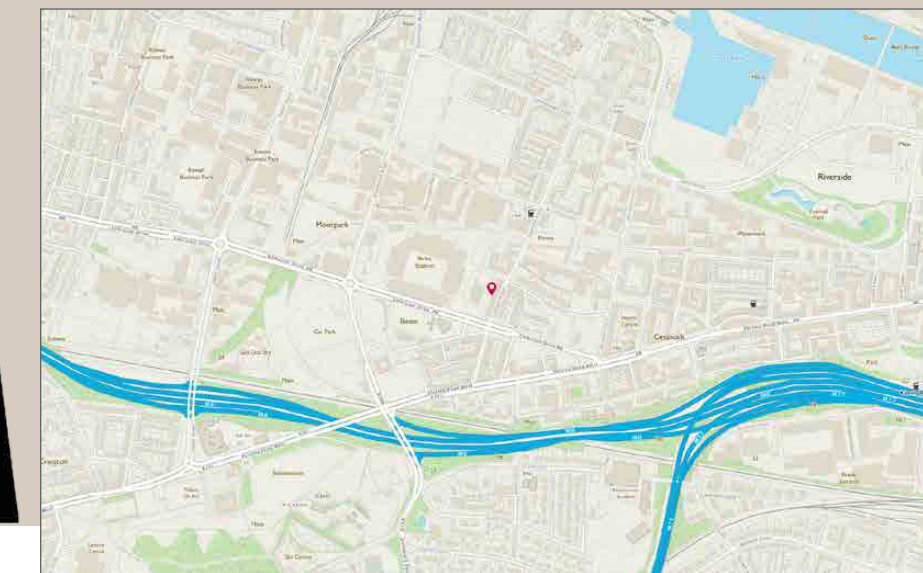


Approximate Dimensions (Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 5.40m (17'8") x 3.50m (11'6") |
| Kitchen | 4.70m (15'5") x 4.10m (13'5") |
| Bedroom 1 | 5.20m (17'1") x 3.20m (10'6") |
| Bedroom 2 | 3.80m (12'6") x 1.90m (6'3") |
| Bathroom | 4.40m (14'5") x 1.50m (4'11") |

Gross internal floor area (m²): 73m² | EPC Rating: D

Extras (Included in the sale): Freestanding appliances, including the American style free-standing fridge freezer, are included with the sale.





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
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer