



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

**1/2, 440 Maryhill Road**

FIRHILL, GLASGOW, G20 7BX





This great apartment is ideally placed for those who love city life. Perfect for both working and socialising, offering not only a great location but also great transport links to the M8/M74 motorways (five minutes drive) and M77 allowing access to all corridors of

central Scotland. Some of the most iconic landmarks Glasgow has to offer and the city centre is only a short distance away.

Glasgow's trendy West End is less than ten minutes away with its seemingly limitless choice of fine restaurants, bars and cafés.





We are delighted to bring to the market, this excellent one-bedroom apartment. The West End location of the apartment is excellent and it offers a great base for anyone

attending University or working and socializing in the city. Accommodation consists of a spacious lounge/diner with large windows allowing light to flood

the room. The room would suit a range of furniture configurations and there's ample space for a dining table. The modern galley style kitchen/diner is finished in a beautiful range of gloss black

units with an electric oven, ceramic hob, with ample space for the free-standing washing machine and fridge freezer. The stunning modern bathroom is beautifully tiled and contains a white toilet and

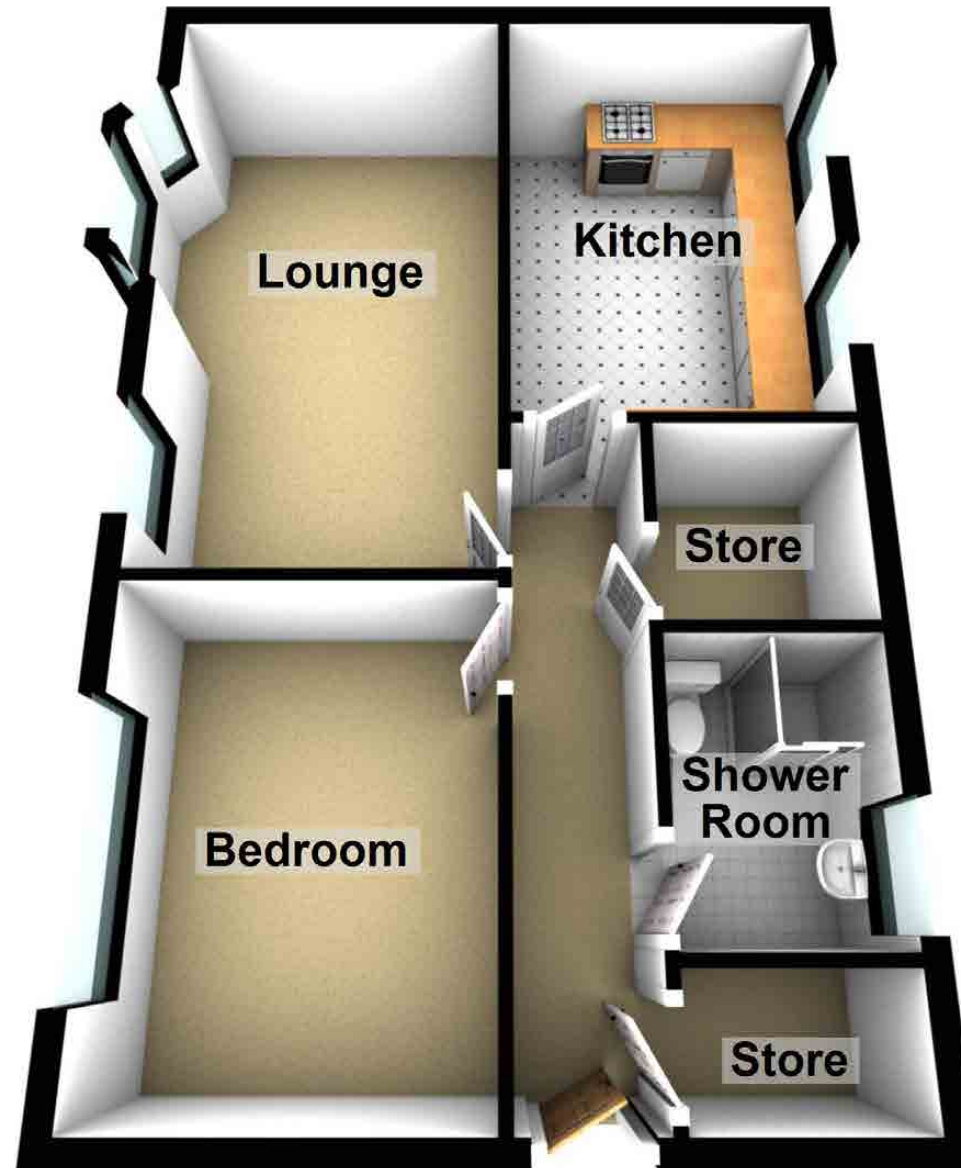
sink with an electric shower set in a standalone shower enclosure. The double bedroom is bright and spacious and benefit's from ample room for free-standing furniture. To keep the apartment tidy there

are two large storage cupboards off the hallway. The double glazing has been renewed fairly recently and along with the gas central heating and

secure entry system ensure the apartment is always warm, comfortable and very secure. Parking is non-allocated to the rear residents parking area. This

apartment is sure to command strong interest and appeal from anyone seeking great value in a West End location. Early viewing is strongly advised.





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.30m (10'10")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Bedroom	3.70m (12'2") x 2.80m (9'2")
Shower Room	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>  
EPC Rating: B

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

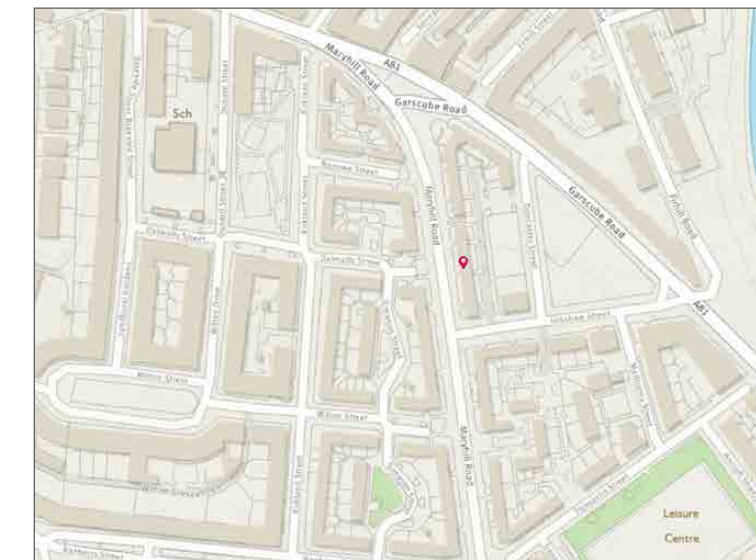


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





# 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

**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  
**ALAN SUTHERLAND**  
Designer