




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

115 1-2 Buccleuch Street

GLASGOW, G3 6QN

LOCATION

GLASGOW, G3 6QN

This fantastic apartment is ideally placed for those who like to be at the centre of the excitement of the city.

Perfect for both working and socialising, this property is not only in a prime location but great transport links to the M8/M74/M77 motorways are all within a few minutes drive away. The property is also ideally placed for other key transport links including Buchanan Bus Station, Queen Street and Central Station and several subway stations.

Glasgow's thriving city centre is right on your doorstep with a huge choice of fine restaurants, bars, cafés and the world famous 'Style Mile' not to mention the trendy West End and Merchant City both less than ten minutes away.

Also conveniently located for students, Strathclyde University, Glasgow Caledonian University and all City of Glasgow College campuses are all just a few minutes walk away.



115, 1-2 BUCCLEUCH STREET

GLASGOW, G3 6QN

We are delighted to bring to the market this beautiful two bedroom period apartment, offered in excellent condition and benefiting from an array of unspoilt period features.

Accommodation comprises: a bright and spacious lounge with a beautiful bright bay window, high ceilings, unspoilt intricate cornice detail and a stunning fireplace with living flame gas fire.

The kitchen is finished in gloss white units with a gas hob and an electric oven, there's space for the washing machine and tumble dryer. Free-standing appliances may be available by separate negotiation.

The modern and beautifully tiled bathroom is fresh and bright with a white suite and shower over the bath run from the combi boiler, ensuring there's always an endless supply of piping hot water for long refreshing showers.

The accommodation includes two spacious double bedrooms, both have ample room for free-standing furniture and currently benefit from

freestanding wardrobes.

The double glazing, central heating with a combi boiler recently installed in February 2020 and secure entry system, all help to ensure the apartment is always warm, comfortable and very secure.

On sunnier days, the rear south facing communal garden space makes a perfect spot for relaxing and enjoying the sunshine. Residents parking is on-street, adjacent to the front of the building and by paid permit. We understand costs are very reasonable, however for accuracy we would recommend prospective purchasers satisfy themselves as to the current residents parking rates.

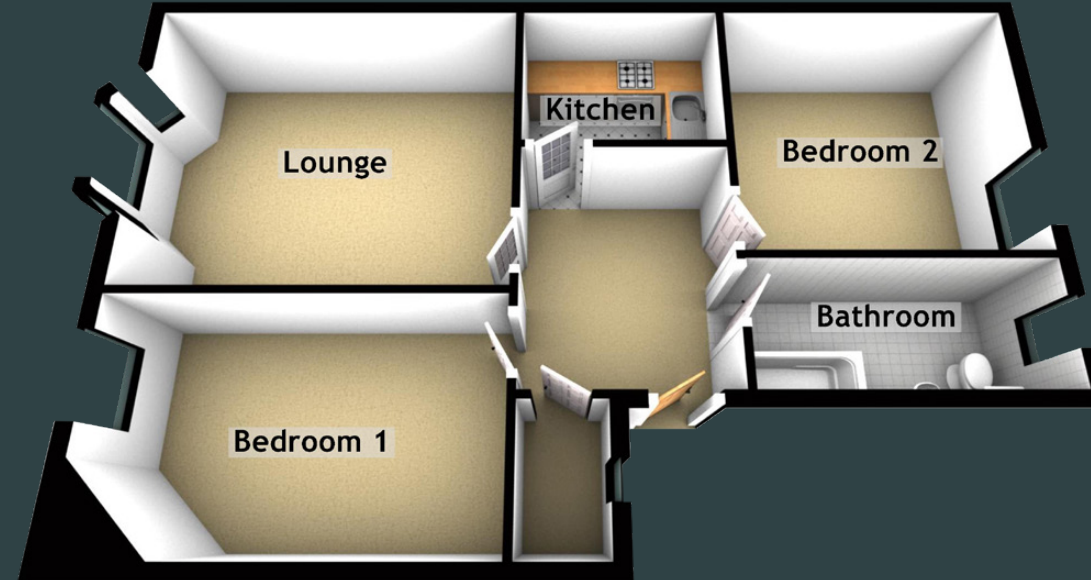
Early viewing is strongly advised for this perfect apartment in a very popular location.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

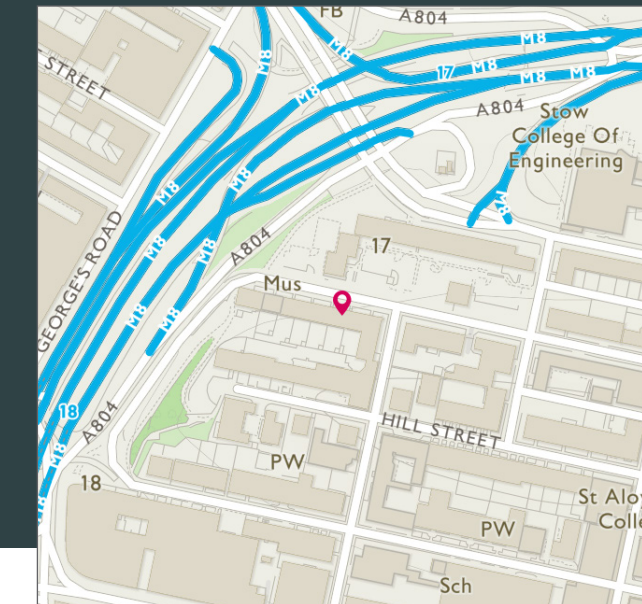


Approximate Dimensions (Taken from the widest point)

Lounge	4.48m (14'8") x 3.69m (12'1")
Kitchen	2.44m (8') x 1.85m (6'1")
Bedroom 1	4.48m (14'8") x 2.77m (9'1")
Bedroom 2	3.51m (11'6") x 3.27m (10'9")
Bathroom	3.43m (11'3") x 1.49m (4'11")

Gross internal floor area (m²): 67m² | EPC Rating: C

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





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
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer