

# 2/2,727 Cumbernauld Road

RIDDRIE, GLASGOW, G33 2EP



*Excellent one bed traditional tenement apartment,  
Close to Dennistoun, Good condition*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

These traditional tenement apartments have eternal buyers appeal, given their spacious and flexible accommodation, high ceilings, lovely period detail, and exceptional value for money offering. This one rates well on the list, as it is presented in good condition and it's location is excellent.

# THE LOUNGE

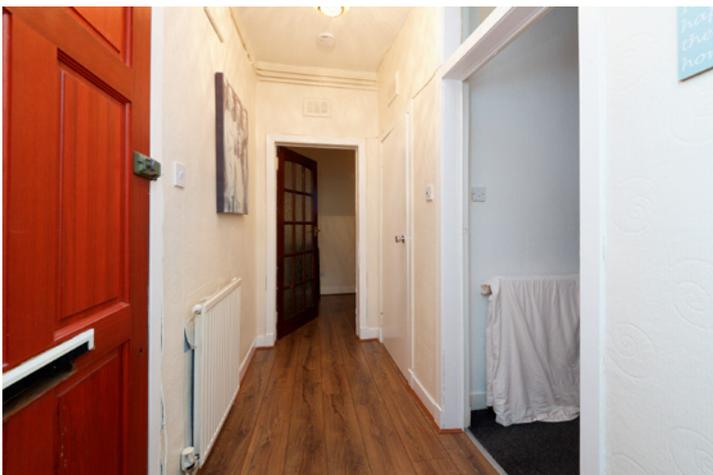


The accommodation comprises a bright and spacious lounge with double aspect windows that flood light into the room, given the room's shape, it would suit a range of furniture configurations whilst still allowing for a small dining table.

# THE KITCHEN



The galley style kitchen is finished in light wood units, and has a gas cooker, with ample space for the free-standing washing machine and fridge.



# THE BEDROOM



The bedroom is spacious and bright, with ample room for free-standing furniture and wall to wall mirrored wardrobes, bouncing the natural light around and offering excellent storage.

# THE BATHROOM



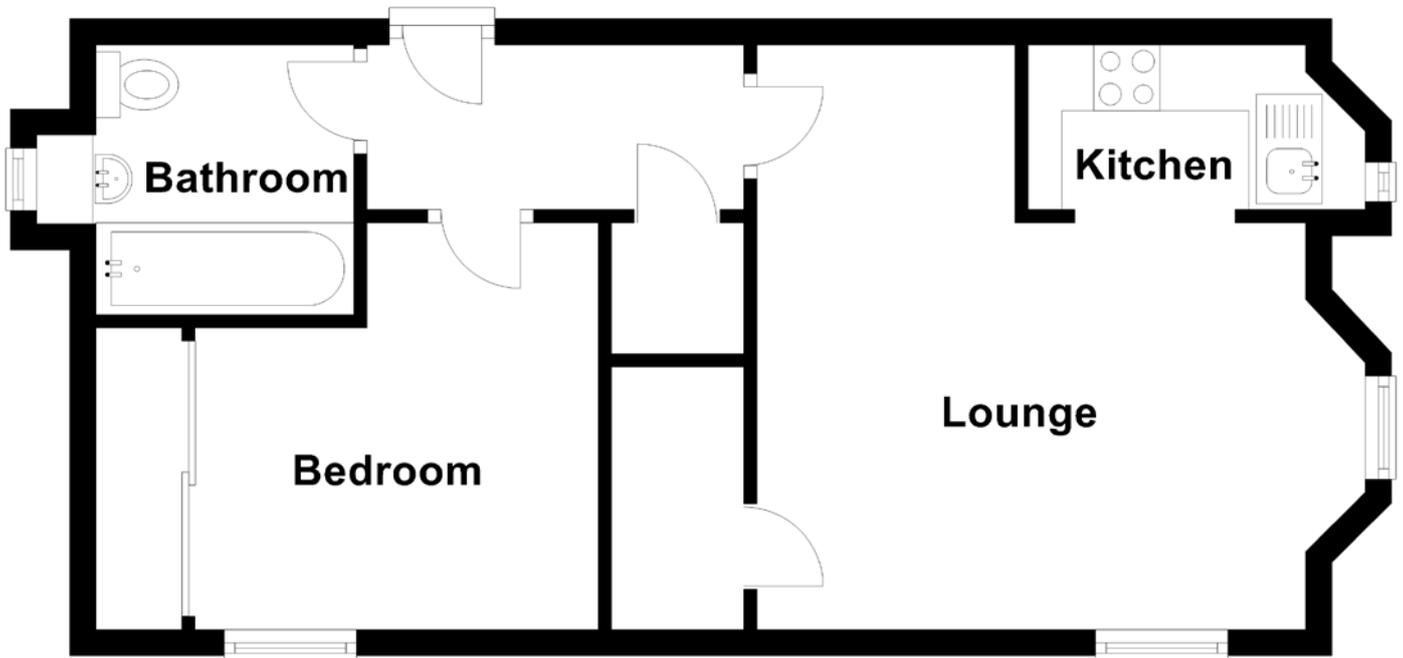
The tiled bathroom is bright, with a white suite and an electric shower over the bath.

The home is kept warm, secure and comfortable via the double glazing, gas central heating and secure door entry system. There is also plenty of storage space to keep the apartment clutter-free at all times.

The apartment has the added benefit of a communal drying area to the rear of the apartment and the transport links and nearby amenities are excellent.

This is a great starter apartment for any young couple to call home, it's offered in good condition and it leaves little for the new owners to do, except move in, sit down and start enjoying it. Early viewing is advised for Buy-To-Let investors or even first time buyers looking for a great apartment in an eternally popular location.

# FLOOR PLAN, DIMENSIONS & MAP



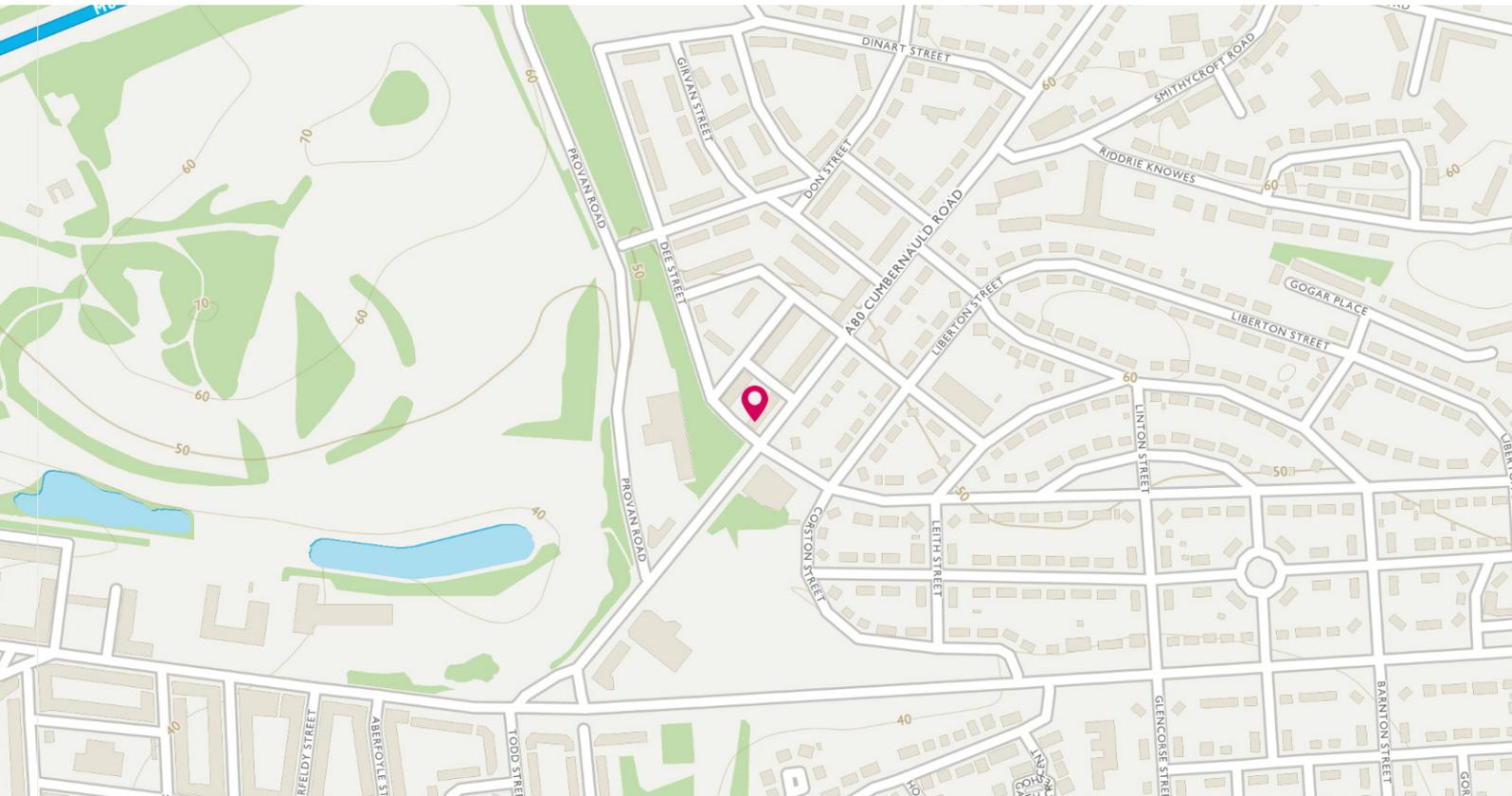
Approximate Dimensions (Taken from the widest point)

Lounge	4.45m (14'7") x 4.15m (13'7")
Kitchen	2.10m (6'11") x 1.25m (4'1")
Bedroom	3.10m (10'2") x 3.05m (10')
Bathroom	2.05m (6'9") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup>

EPC Rating: F

Extras (Included in the sale): Free-standing appliances are available by separate negotiation.



# THE LOCATION

Flat 2, 727 Cumbernauld Road is located in the popular area of Riddrie and offers a wide range of amenities including primary and secondary schooling, shopping and recreational facilities all nearby.





Conveniently situated just minutes from the main motorway network, making access to all major towns in central Scotland by road relatively easy. There are a few Train Station's also within easy reach, as are the regular bus services to the heart of the city in only fifteen minutes or so.



# 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)



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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