

1110C Dumbarton Road

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*PERFECT FOR FIRST-TIME BUYERS OR A
GREAT BUY-TO-LET INVESTMENT PROPERTY*



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Part Exchange is available. McEwan Fraser Legal are delighted to offer to the market this excellent one-bed apartment. The location is ideal for the West End and the city centre itself, and the apartment offers excellent value accommodation for anyone seeking a modern apartment.

The accommodation consists of a bright and spacious lounge/diner, benefiting from a large window that allows space for a small dining table and lots of natural light to fill the room. The abundance of light and space all help to create a very relaxing ambience for a modern apartment, and it's clear to see this spacious room would suit a number of furniture configurations.

The kitchen is well-appointed with a range of light oak wood units, with an electric cooker, along with space for a freestanding washing machine and fridge freezer. There's a good size double bedroom, with lots of natural light, sliding mirrored wardrobes, and more than ample space for freestanding furniture. The bathroom is nicely tiled with a white suite containing an electric shower over the bath, ensuring there's always plenty of instant hot water for refreshing showers.





The Kitchen

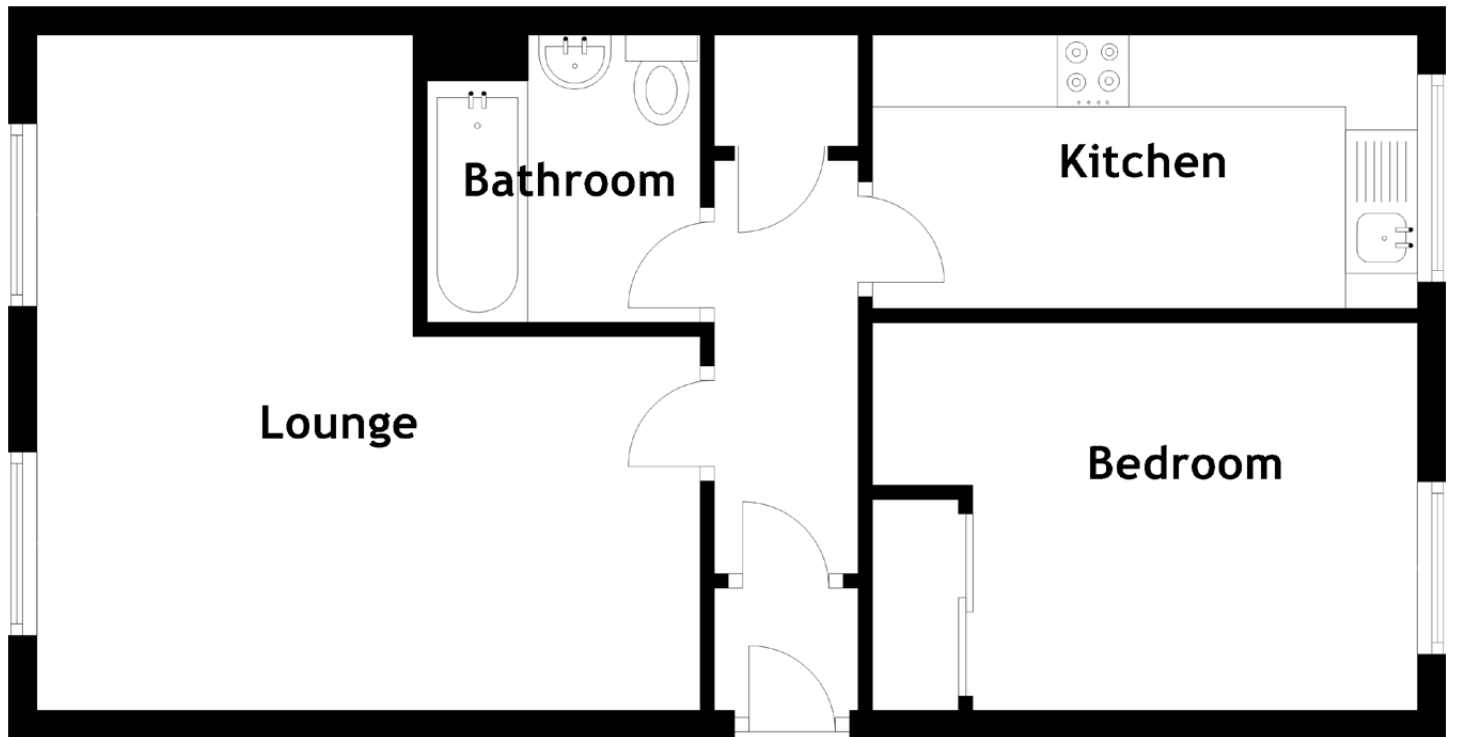




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 4.62m (15'2")	Gross internal floor area (m ²): 45m ²
Kitchen	3.80m (12'5") x 1.90m (6'3")	EPC Rating: C
Bedroom	3.10m (10'2") x 2.70m (8'10")	Buyer's Premium Value: £1500
Bathroom	2.00m (6'7") x 1.90m (6'3")	

Electric wall heaters and double glazing help to keep the apartment warm and comfortable. There is a floored loft space, which is handy for extra storage. Residents parking is off-street and there is also communal drying space to the rear.



Given the excellent value for money, this is a perfect apartment for any first-time buyer's or even couples. Alternatively, it would make a solid buy-to-let investment property. Early viewing is strongly recommended.

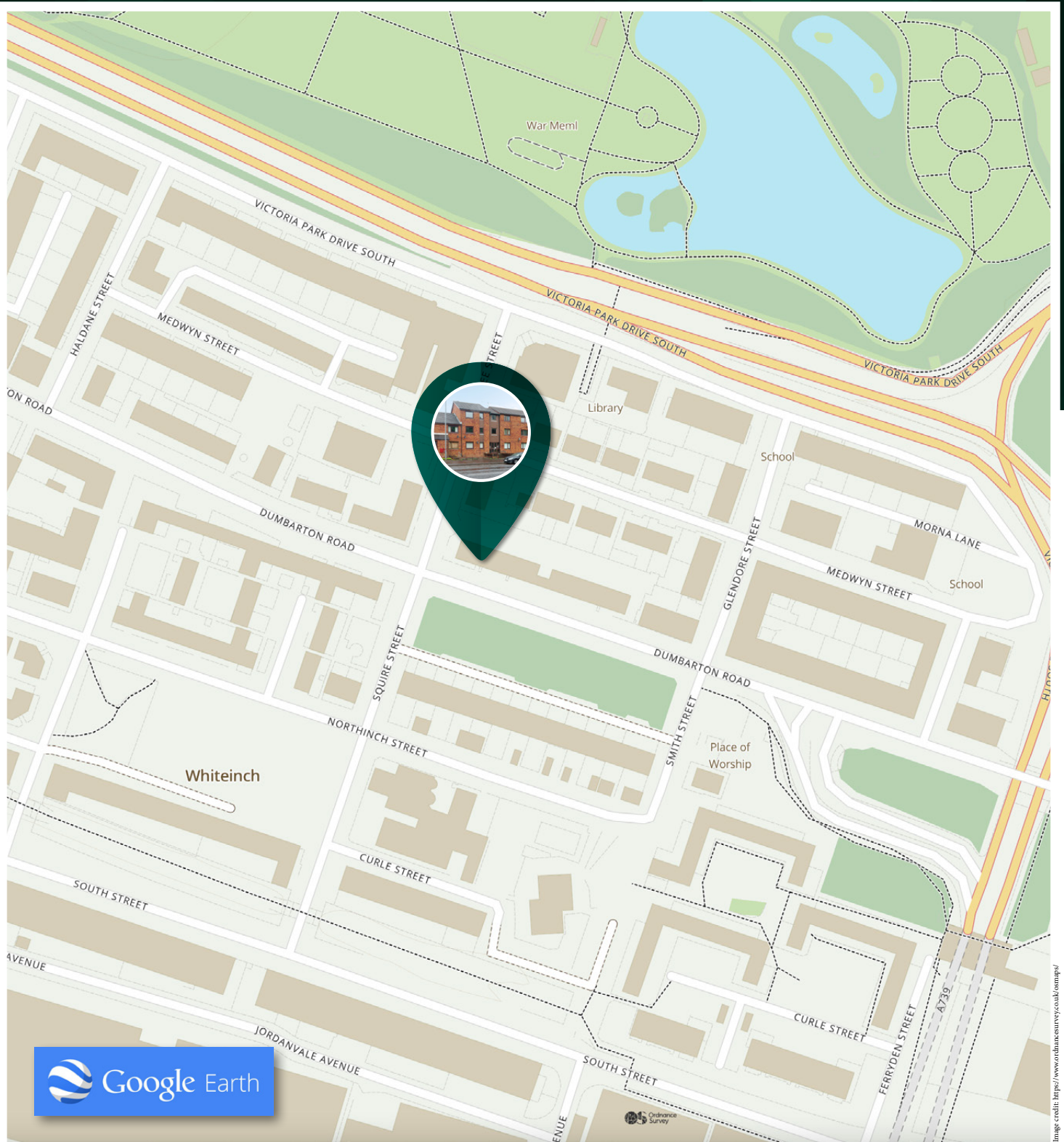




Perfectly located, in the favoured Whiteinch district of Glasgow's West End, this modern and spacious apartment is within easy access to all local shops, transport and education facilities.

Dumbarton Road also gives good access through to the West End, City Centre, Clyde Tunnel, expressway and motorway links to the Central Belt. The fabulous 'SSE Hydro', Scotland's popular concert venue, is a mere ten-minute taxi ride away. The high demand for quality accommodation in this area is further generated by health service employees at the Golden Jubilee Hospital.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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