



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

**34 Fortingall Place**

KELVINDALE, GLASGOW, G12 0LT





# GLASGOW

Tremendous value for money combined with close proximity to the amenities afforded by the West-End ensures that Kelvindale is one of the most sought after residential areas in Glasgow. This fantastic flat is ideally placed for those who like to be within easy reach of all the excitement of the city, whilst still enjoying a very tranquil area. Excellent motorway and public transportation links are on hand via Great Western Road and the Clyde Tunnel. The Botanic Gardens are a short walk along the picturesque banks of the River Kelvin, whilst the trendy bars and restaurants of the West-End and Byers Road can be easily reached by foot, public transport or car. A large range of shops are also available at Anniesland such as Morrisons and Marks & Spencer.



McEwan Fraser is delighted to bring this one double bedroom upper flat to the market. The property is presented to the market in great internal order and occupies a particularly desirable location. The property is situated on Fortingall Place and fronts directly onto the River Kelvin. This makes it particularly easy to relax and forget you are in the heart of the city.

As you climb the stairs from the front door, you come to a well thought out reception space which is well finished and provides ample space for a dining table and a pair of comfy sofas. The main window directly overlooks the Kelvin and let in torrents of natural light. The well-proportioned bedroom enjoys a built-in wardrobe giving excellent storage space for anything that doesn't deserve a home in your private loft space. The conventional bathroom has a three-piece white suite and shower over the bath. Finally, the kitchen is comprised of a range of base and wall mounted units which provide good prep and storage space for the aspiring chef.

For extra warmth and comfort, the property enjoys double glazing throughout.

This is a must see flat and early viewing of this property is highly recommended.

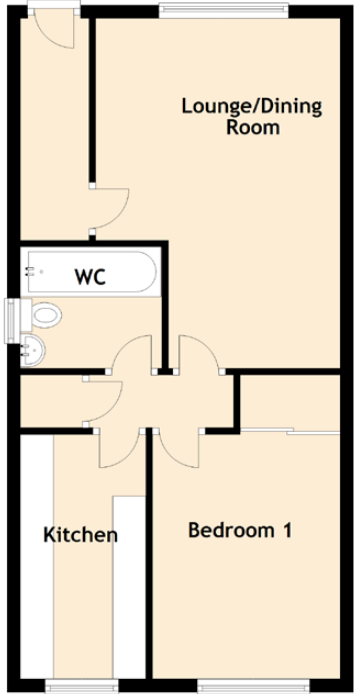


“ ONE DOUBLE BEDROOM UPPER FLAT. ”





# SPECIFICATIONS

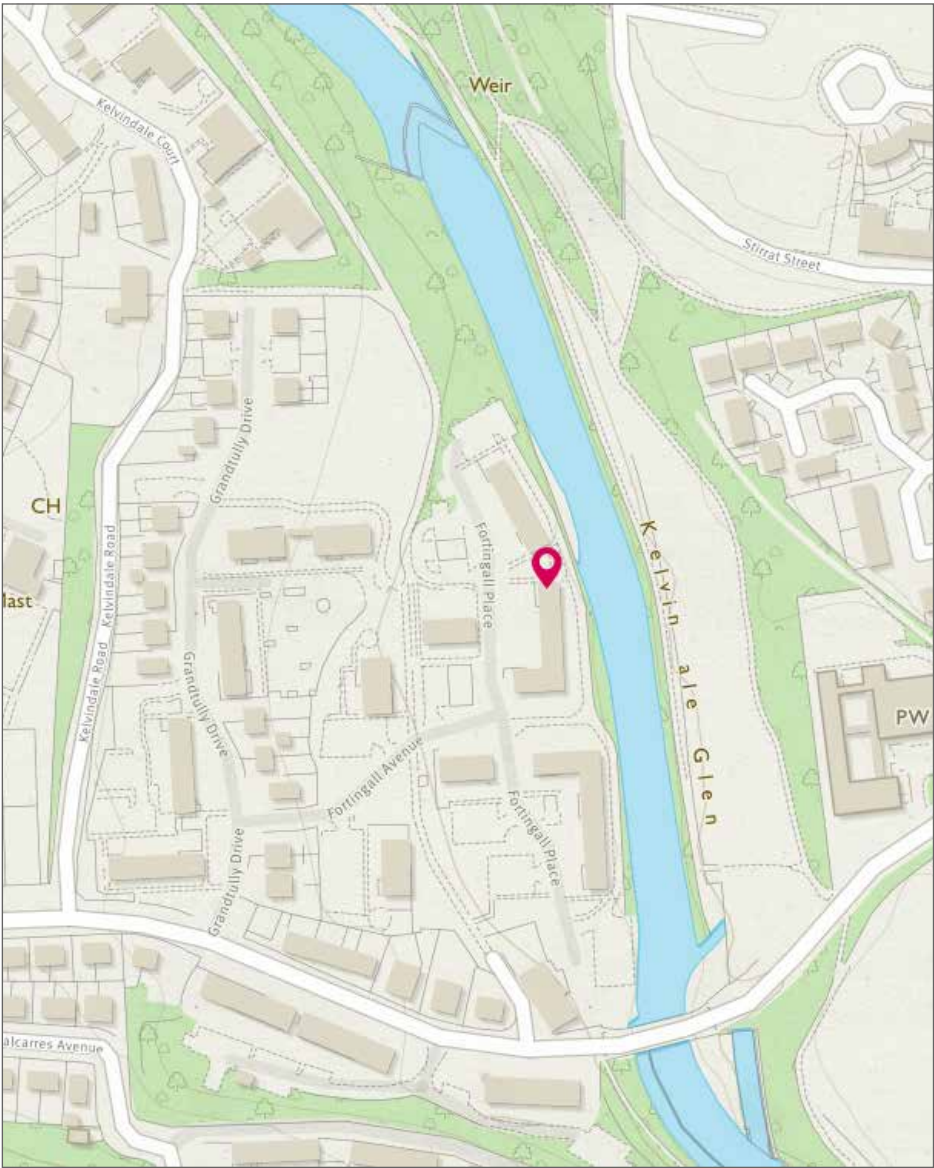


Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room	5.30m (17'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 1.90m (6'3")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
WC	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²) - 47m²

EPC Rating - D







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