



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

1/4 11 Lorne Street  
KINNING PARK, GLASGOW, G51 1DP

# THE LOCATION

KINNING PARK,  
GLASGOW, G51 1DP

This flat is situated within a development of modern quality homes in Kinning Park, close to Glasgow city centre. The property is perfectly positioned for the city centre commuting routes by underground and bus, as well as the M8, M74 and M77 motorways.

This property is in an excellent location, within short walking distance of the SECC, Hydro, BBC, STV headquarters and local amenities. Furthermore, the Clyde Arc provides ease of transport to Glasgow's West End. Kinning Park Subway station is also close at hand.



# 1/4 11 LORNE STREET

KINNING PARK,  
GLASGOW, G51 1DP

This turn-key property is one that needs to be seen to be fully appreciated. The current owner has an exceptional eye for detail and finish and therefore this home is presented to the market in outstanding order.

Entry to this building is granted through the secure entry and throughout it is clear the residents all take pride in their building. Up to the flat itself, there is a generous hallway with storage which grants access to all apartments.

Starting in the heart of the home, the living area is flooding with natural light by double aspect windows, a large room which houses the modern kitchen, dining space and a large lounging area.

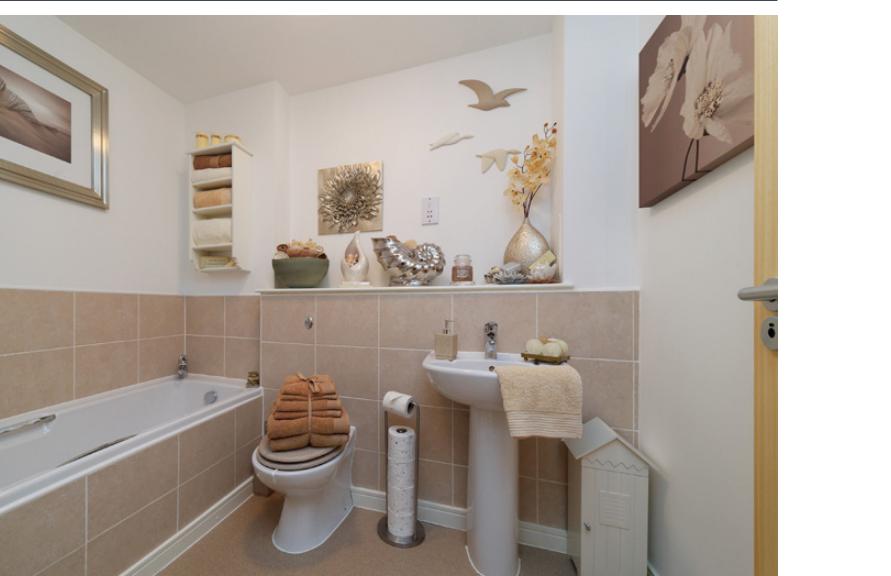
Both of the bedrooms are spacious with fitted bedroom furniture and would fit a range of configurations. The owner has a number of furniture items that can be included in the sale.

The master bedroom has the benefit of an en-suite which is a great size and has a new shower. The main bathroom is also well proportioned and had a built-in vanity unit to house all products.

Furthermore, this property has great storage, designated secure parking and a lift for convenience.

Truly a spectacular flat in a thriving location, and a blank canvas for the new owner to make their home.





# SPECIFICATIONS & DETAILS

## FLOOR PLAN & DIMENSIONS & MAP



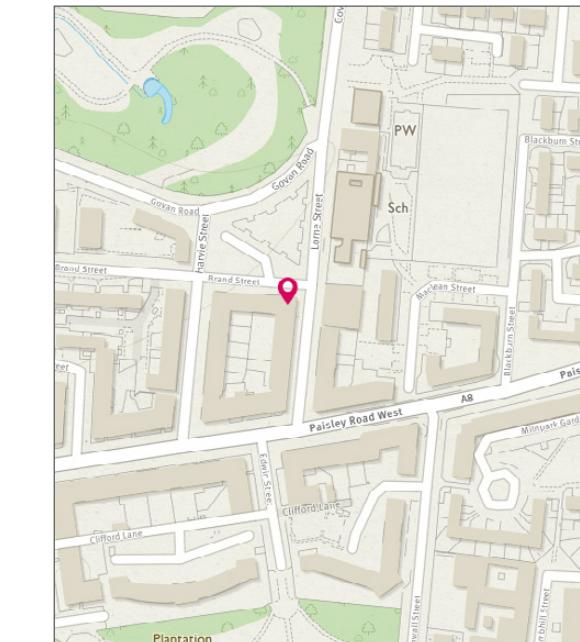
Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	6.50m (21'4") x 4.70m (15'5")
Bedroom 1	5.00m (16'5") x 2.50m (8'2")
En-suite	1.90m (6'3") x 1.40m (4'7")
Bedroom 2	5.00m (16'5") x 2.50m (8'2")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): Gas central heating, double glazing, storage, designated secure parking, bedroom storage.





# 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 offer. 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  
**GEMMA CONSTABLE**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer