


McEwan Fraser Legal
Solicitors & Estate Agents
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2/2, 485 Gallowgate
DENNISTOUN, GLASGOW, G40 2DU

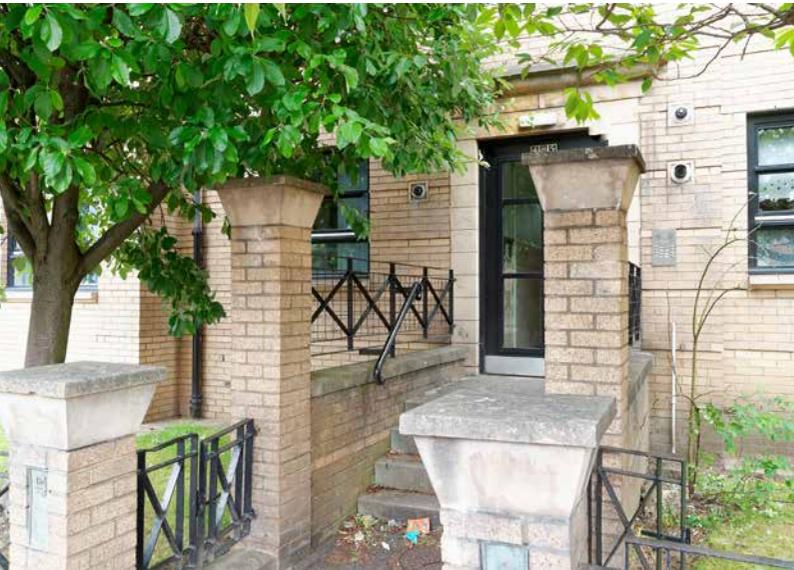


DENNISTOUN

GLASGOW, G40 2DU

485 Gallowgate is a great place to live and commute from. The location is perfect, as it's only a short distance from Glasgow city centre, with some of the best shopping in the UK, not to mention outstanding nightlife as well. Closer still is the vibrant Merchant City, offering shops, restaurants, pubs and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. Only a five minutes taxi ride away you will find more bars and restaurants as well as a gym, nursery and even a cafe with jazz music every Sunday.

Nearby Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.



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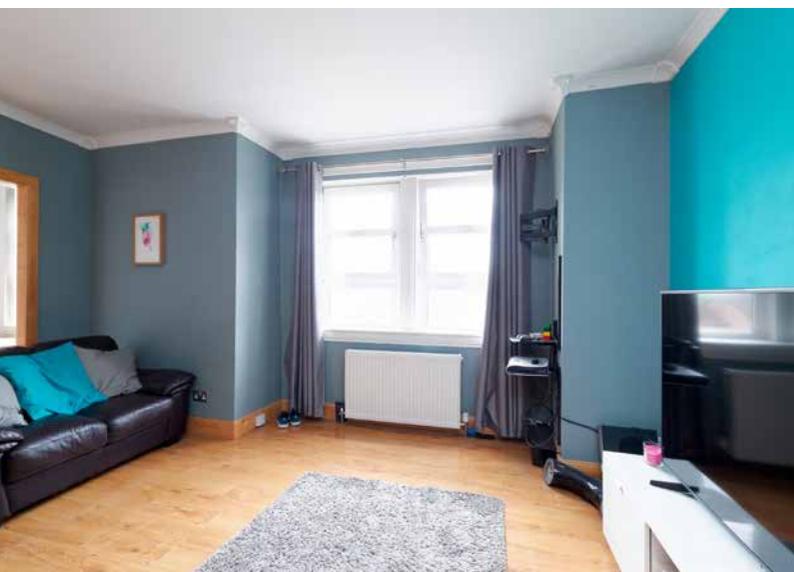
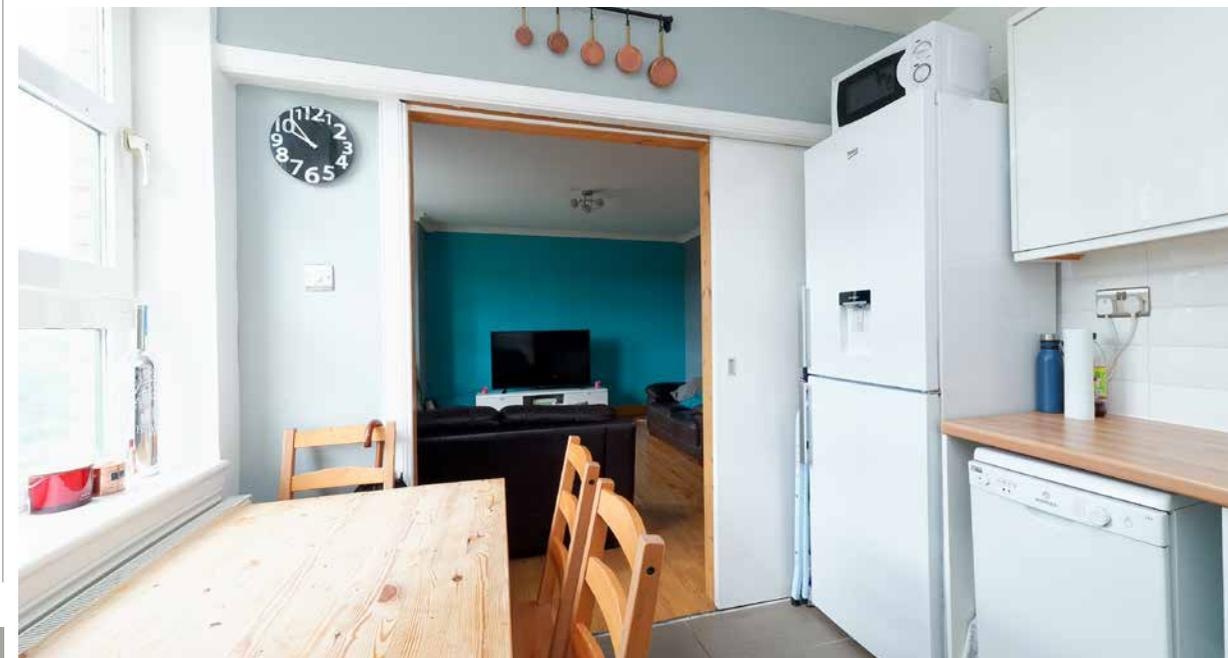
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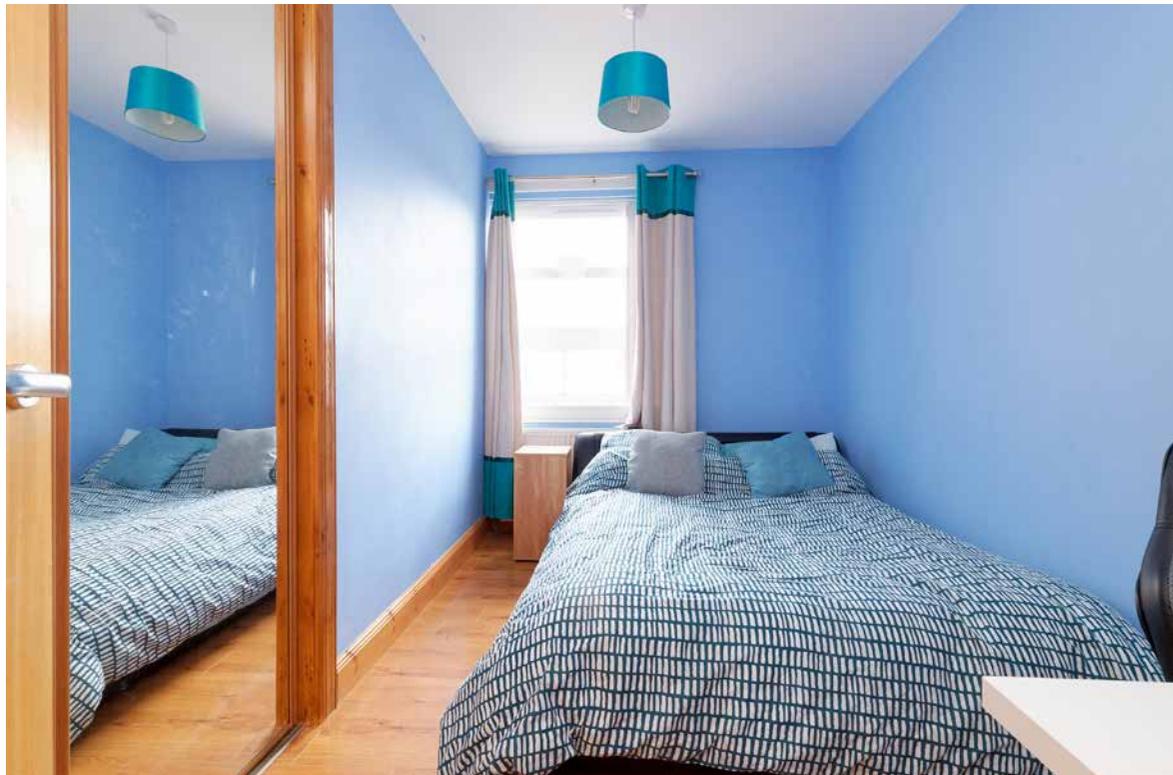
We are delighted to bring to the market this excellent two-bedroom apartment. Set in the heart of one of Glasgow's most popular and vibrant areas, while also perfectly located within only a five-minute taxi ride to the City centre and the bustling Merchant City social scene.

The property is presented in excellent decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the fantastic accommodation offered by this excellent apartment. The accommodation consists of a very spacious and immediately impressive lounge, with large windows that flood the room with light, creating a very relaxing and peaceful environment to spend leisure time in. The stylish kitchen/diner is finished in clean white units, with a gas hob, electric oven. It has been designed for both style and functionality, and the layout allows for the added convenience of a dining table. The washing machine is located in the utility cupboard off the hallway. There are two good sized bedrooms in this apartment, both bright and airy, with ample space for free-standing furniture and built-in sliding mirrored wardrobes. Finally, the property is completed by the bright and fresh bathroom, which is very contemporary and is finished with an electric shower over the bath, shower screen, and beautiful stylish tiling to walls.

The apartment is kept warm, comfortable, and secure, courtesy of the double glazing, central heating and secure entry system. Residents unallocated parking is adjacent to the rear of the apartment along with a communal drying area.

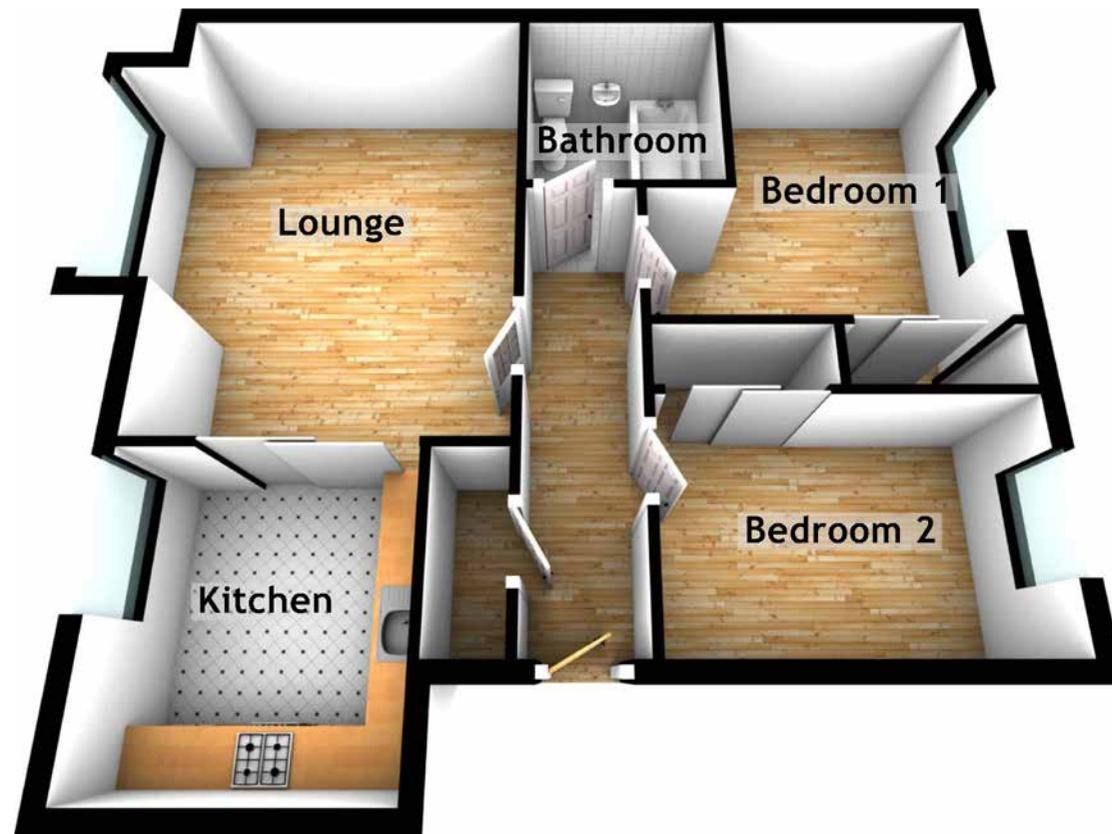
Early viewing is strongly advised for anyone seeking a very stylish apartment, in one of Glasgow's most vibrant and friendly areas.





DETAILS

& SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.70m (8'10")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 58m²

EPC Rating: C



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**Part
Exchange
Available**

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Text and description
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Surveyor



Professional photography
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