

36 0/1 Dorchester Avenue

GLASGOW, G12 0EE



Excellent three bed apartment, ground floor, popular west end location, walk-in condition



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this stylish three-bed apartment, set in a great location with the added benefit of being in close proximity to the heart of the vibrant 'West End', with all its great bars restaurants and cafes.

THE LOUNGE/KITCHEN



Accommodation comprises A bright and airy lounge with large windows which allow an abundance of natural light to fill the room. The lounge has the benefit of looking to the rear of the building which creates a very quiet and peaceful space to relax in. The kitchen is finished in light wood units with a gas hob, electric oven, and ample space for a washer dryer and fridge freezer. To help ensure the apartment is always clutter-free, there's a handy storage cupboard off the lounge.





The tiled bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers. There are three good sized bedrooms in this apartment, one single and two doubles, the master of which has a large bay window which again brings the sun flooding in, they all have ample space for freestanding furniture.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



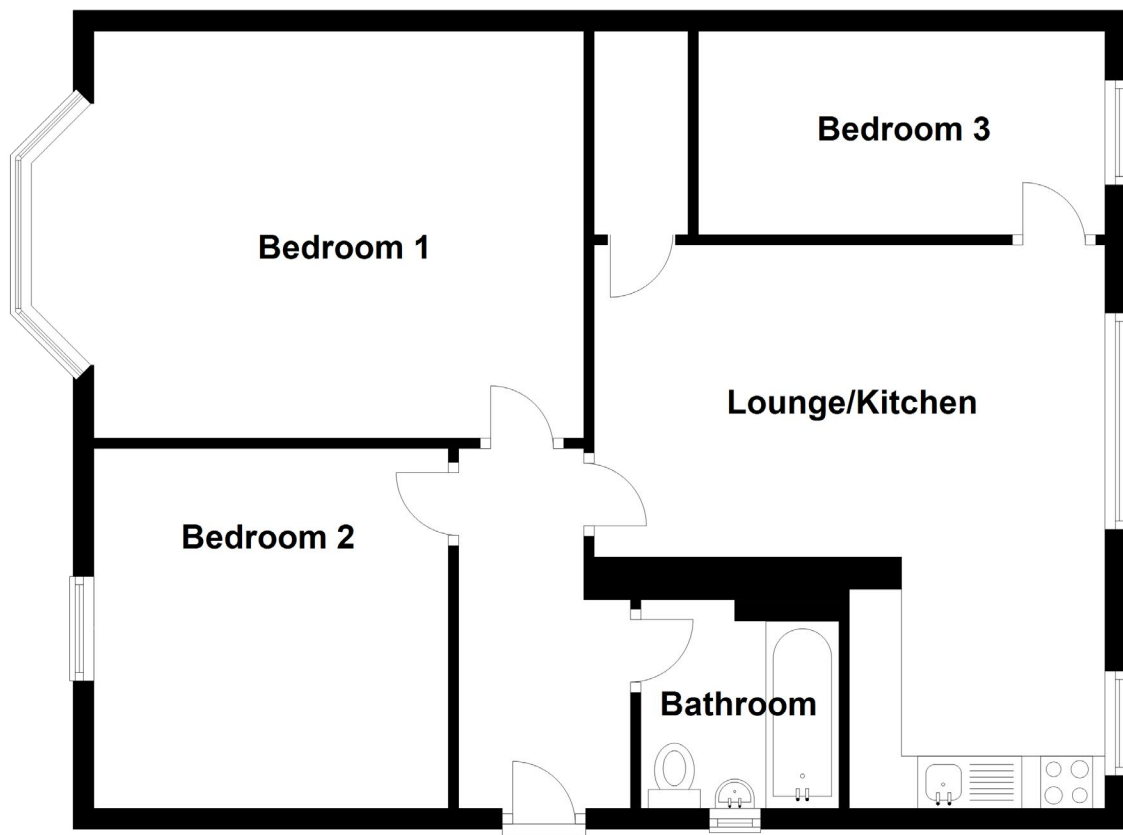
The home is kept warm and comfortable via double glazing and gas central heating. The apartment has its own garden space to the front aspect and communal drying space to the rear. Parking is On-street. This is a property that has been enjoyed by the current owner given its great accommodation, easy access ground floor position and convenient city living location.

Early viewing is strongly advised for 'canny' buy to let investors, Retirees or First-time buyers looking for a great apartment in an ever-popular location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



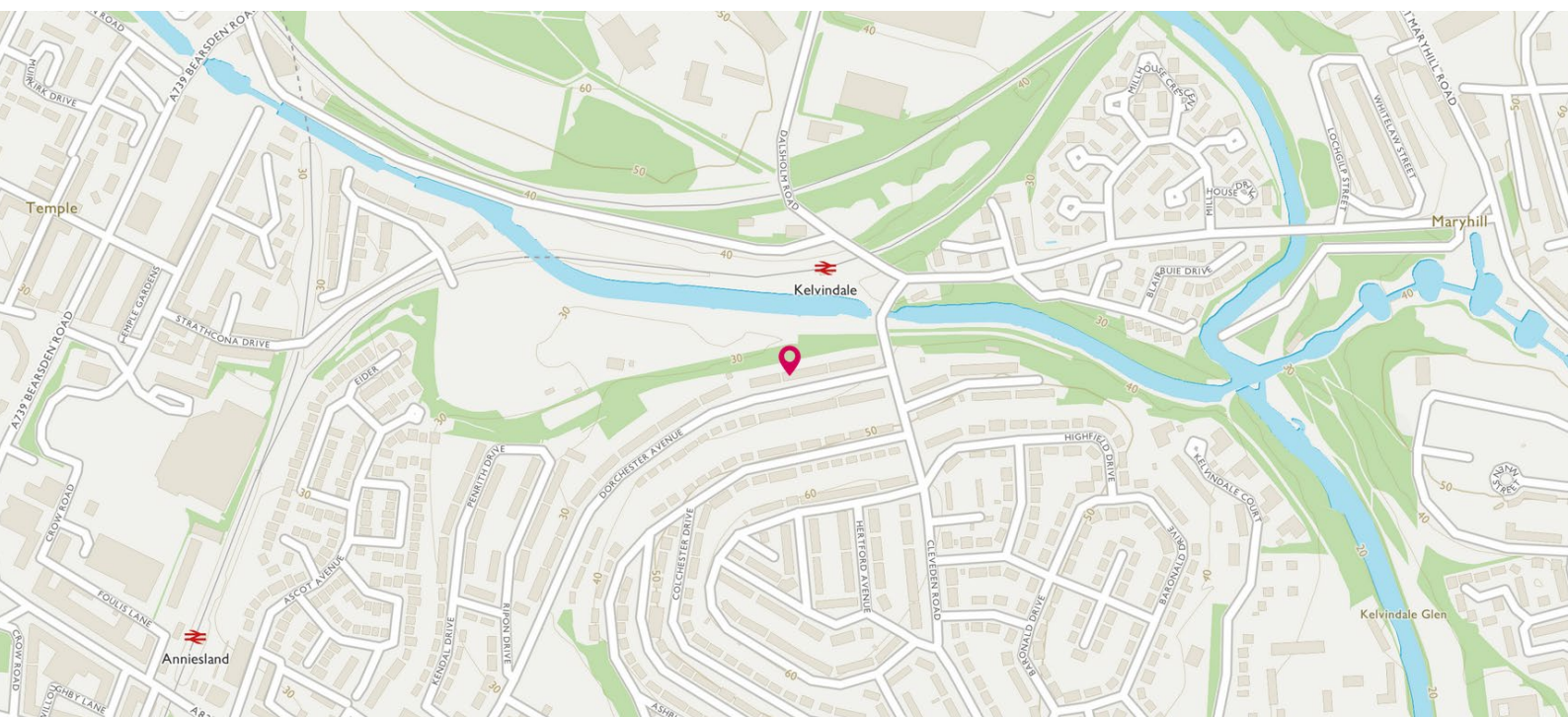
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.40m (17'9") x 4.90m (16'1")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	4.70m (15'5") x 3.90m (12'10")
Bedroom 2	3.40m (11'2") x 3.40m (11'2")

Bedroom 3 3.90m (12'10") x 1.95m (6'5")

Gross internal floor area (m²): 71m²
EPC Rating: C

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



THE LOCATION

We are delighted to offer to the market this spacious and inviting three bedroom ground floor apartment, benefiting from flexible accommodation and situated within the popular location of Kelvindale.





Excellent motorway and Transport links are close at hand via Great Western road and the Clyde Tunnel. Public transport is very frequent and near at hand, making it only 10 minutes away to the trendy bars and restaurants of the west end and Byers rd and only 15 minutes to the City centre.

A large range of shops are available at Anniesland such as Morrisons and Marks and Spencers, and also within Kelvindale itself. With good schools such as Kevindale Primary and Clevedon High school close by, the property is ideally placed.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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 offers. 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 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.