

1/1 51 Cresswell Street

WEST END, GLASGOW, G12 8AE



Immaculate two-bedroom first-floor flat with roof terrace in the heart of the West End



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McEwan Fraser Legal is delighted to bring to market this beautifully presented two-bedroom first-floor flat, recently refurbished and enjoying a fantastic position with views directly onto the popular Byres Road. The property has benefited from a high-quality renovation, with original timber floors sanded and varnished throughout the principal living spaces, complemented by a brand new three-piece bathroom.

THE LIVING ROOM



A bright entrance hallway welcomes you into the home, leading to a generously proportioned living room on the right. This impressive room is flooded with natural light from a large bay window and benefits from high ceilings, creating a wonderfully airy feel.

THE KITCHEN/DINER



Positioned across the hallway, the kitchen/diner is the one room yet to receive the full refurbishment, though it remains bright and well-equipped, fitted with a gas hob set into a peninsula unit, along with space for a freestanding washing machine and fridge/freezer.





The flat offers two well-proportioned double bedrooms, both finished to the same high standard as the living areas. The newly fitted three-piece family bathroom completes the internal accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, residents will enjoy the benefit of a private roof terrace to the rear, ideal for relaxing or entertaining, along with convenient on-street parking to the front.

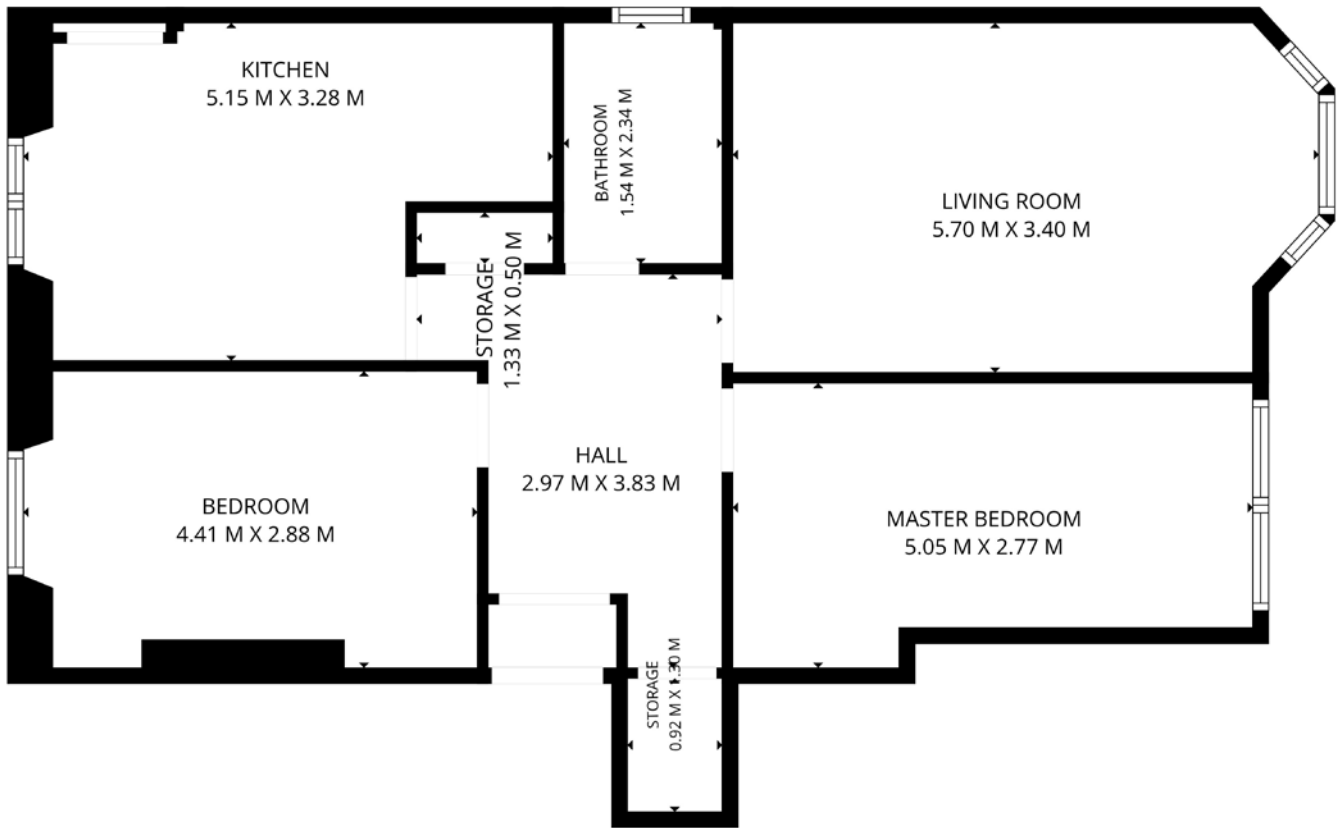
EXTERNALS



Situated in this highly sought-after location, the property is moments from the shops, bars, cafes, and amenities of Byres Road, making it an excellent choice for those seeking vibrant city living combined with a stylish, move-in-ready home.

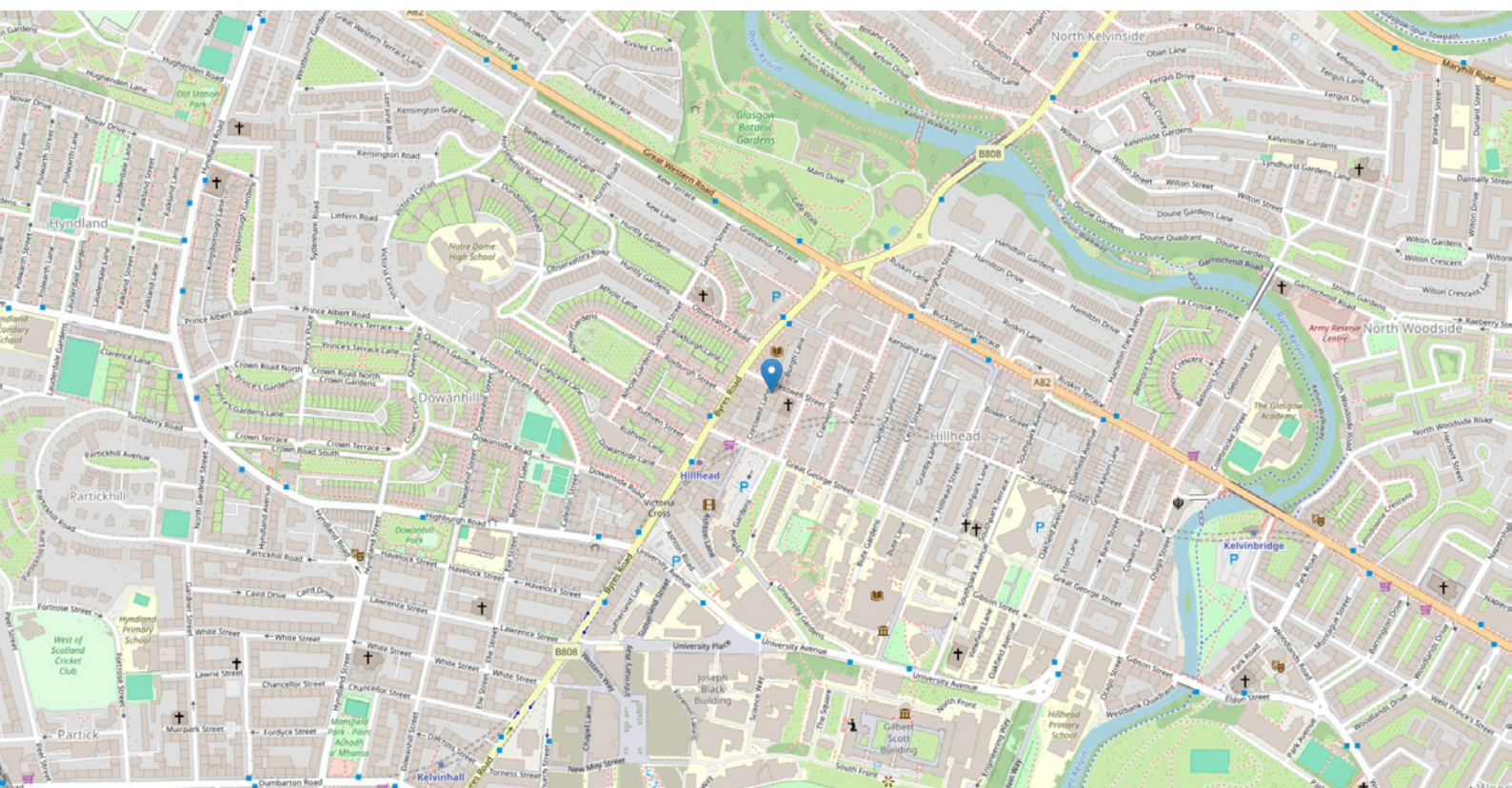
Early viewing is highly recommended.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

Creswell Street enjoys an enviable position in the heart of the West End, sitting just off the ever-popular Byres Road, one of Glasgow's most vibrant and sought-after thoroughfares. Residents have a wealth of independent shops, boutiques, cafes, restaurants, and bars right on their doorstep, alongside everyday essentials including supermarkets, banks, and a variety of specialist food retailers.





The West End is renowned for its strong sense of community and lively atmosphere, with the nearby Hillhead Underground station providing quick and convenient access into the city centre and beyond. Kelvingrove Park and the Botanic Gardens are both within easy walking distance, offering beautiful green space for relaxing, exercising, or socialising.

The area is also home to the University of Glasgow and Glasgow University Union, with excellent transport links making commuting straightforward via underground, regular bus services, and easy access to the M8 motorway network.

This is a truly fantastic location for anyone wishing to enjoy the best of Glasgow's West End lifestyle, combining urban convenience with a friendly, neighbourhood feel.



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Exchange
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