



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**2/2, 156 St Andrews Road**

GLASGOW, G41 1PG

# 2/2, 156 ST ANDREWS ROAD

*Glasgow, G41 1PG*

We are delighted to bring to the market this stunning one-bedroom apartment. Set in the heart of one of Glasgow's most popular south side modern developments 'The Junction'. In terms of value for money and location, these apartments certainly tick the boxes. Given the ever popular Pollockshields location, and the bright and airy spacious layouts, it is clear to see they offer real value for money flexible living space.

The property is presented in great decorative order throughout, having just been fully redecorated from top to bottom, leaving the new owners nothing to do, except move in and start enjoying the fantastic accommodation on offer.

The accommodation consists of a very spacious and immediately impressive open plan lounge/kitchen/diner with large windows that flood the room with natural light. The stylish kitchen area is finished in neutral tones and is fitted with a gas hob, electric oven, integrated dishwasher and washer drier and freestanding side by side fridge and freezer. It's has been designed for both style and functionality, and it is clear to see the open plan layout ensures the chef will never be far away from the party. The double bedroom in this apartment is bright and spacious with ample space for free-standing furniture and excellent built-in sliding wardrobes finished in mirrored and opaque glass doors. Finally, the property is completed by the stylish bathroom which is very contemporary and is finished with a mains shower over the bath and beautiful tiling to the walls.

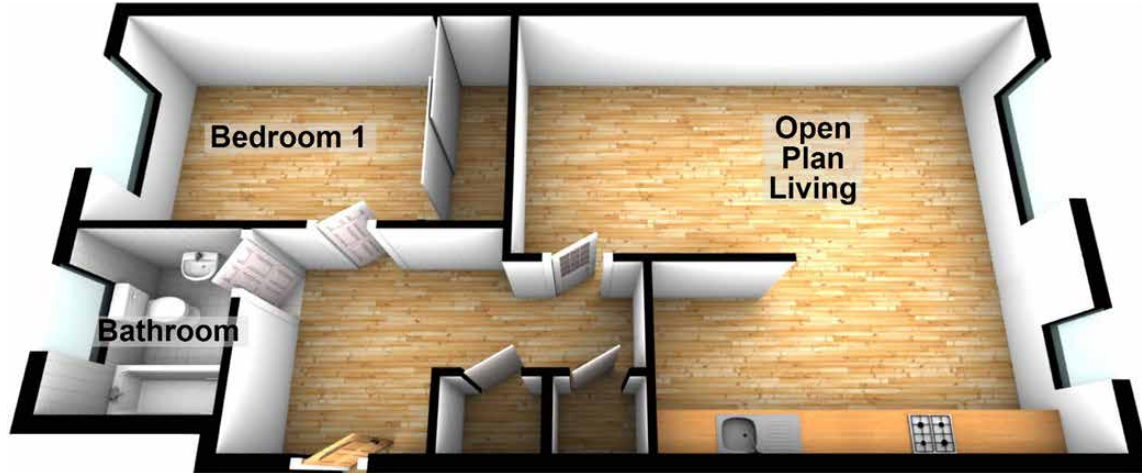
The apartment is kept warm, comfortable and secure courtesy of the double glazing, central heating and secure entry system. Residents parking is adjacent to the rear of the apartment. Externally the surrounding grounds are well kept.

Early viewing is strongly advised for first-time buyers or a Buy-To-Let investor looking for a great value for money apartment.



AN EXCELLENT ONE  
BEDROOM APARTMENT

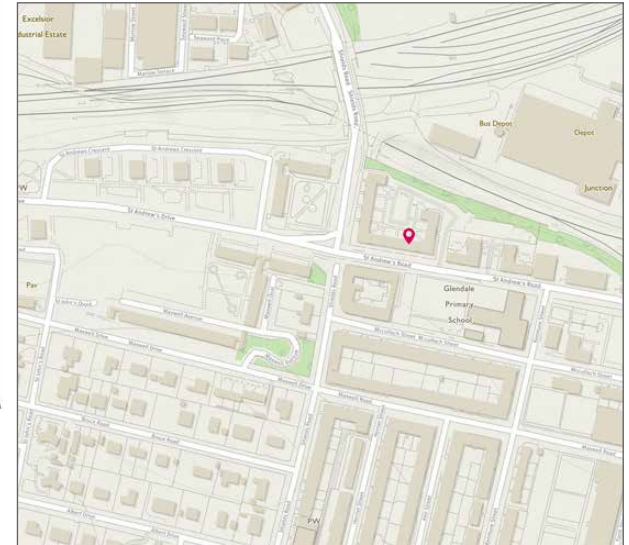
# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Open Plan Living	6.50m (21'4") x 5.39m (17'8")
Bedroom 1	3.90m (12'10") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: B



  
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Part  
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