



  
**McEwan Fraser Legal**  
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We are delighted to offer to the market this excellent two bedroom tenement apartment, set in the popular and vibrant area of Dennnistoun. Local shops, cafes and great food outlets are only two minutes away. The area benefits from very regular public transport links, both by road and rail to the heart of the city in fifteen minutes or less, with the train station placed less than a minutes walk from the apartment. The area also has a large Victorian Park, 'Alexandra Park', which is perfect for those who like to walk and keep active. Glasgow's Royal Infirmary is a short distance away, as is the City Park business complex which houses a wide range of major businesses. Glasgow International Airport is located only seven miles away and the motorway links mean all areas of central Scotland are easily attainable on a daily basis.



These traditional tenement apartments have eternal buyers appeal, given their spacious and flexible accommodation, high ceilings, lovely cornice detail, and exceptional value for money offering. This one rates at the top of the list, as it is presented in great condition with the hard work already done.

The accommodation comprises a bright and spacious lounge with a beautiful large window that floods light into the room. Given the room's shape, it would suit a range of furniture configurations whilst still allowing for a dining table. The galley style kitchen is finished in white shaker style units, and has a gas cooker, with ample space for the free-standing washing machine, slimline dishwasher and fridge freezer. The beautifully tiled bathroom is fresh and bright, with a white suite and a tap fed shower over the bath. There are two





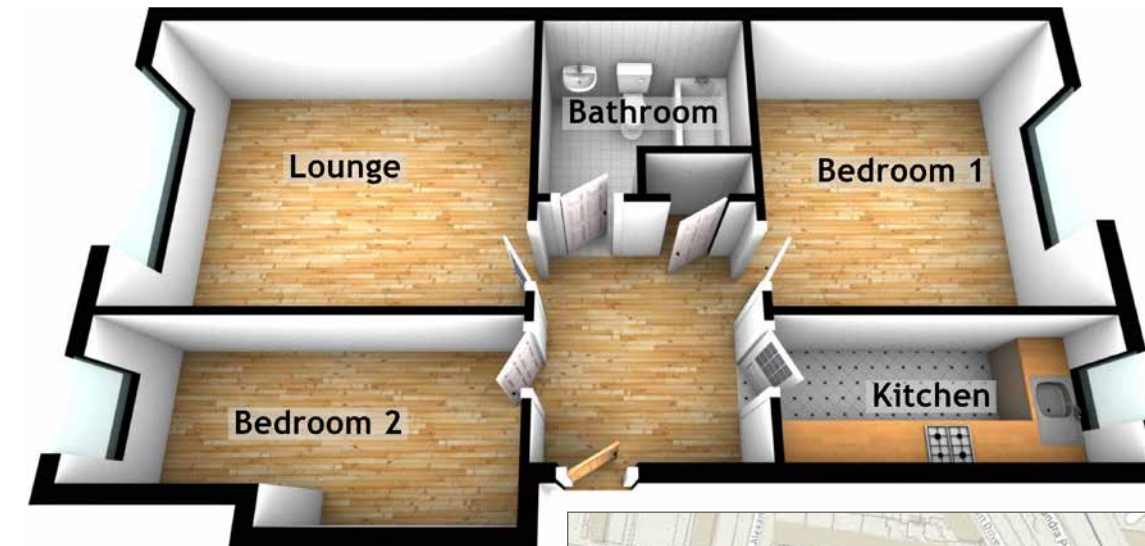
bedrooms, both are spacious and bright, with ample room for free-standing furniture. The home is kept warm, secure and comfortable via the partial double glazing, gas central heating and secure door entry system. There is also plenty of storage space to keep the apartment clutter-free at all times.

The apartment has the added benefit of a private front garden area, whilst there a communal drying area to the rear of the apartment. The cellar in the close offers excellent extra storage space. This is a great starter apartment for any young couple to call home, it's offered in lovely condition and it leaves little for the new owners to do, except move in, sit down and start enjoying it. Early viewing is advised for Buy-To-Let investors or even first time buyers looking for a great apartment in an eternally popular location.





## bedrooms & bathroom



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen	3.70m (12'2") x 1.50m (4'11")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	4.50m (14'9") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>  
EPC Rating: D



LOCAL AMENITIES



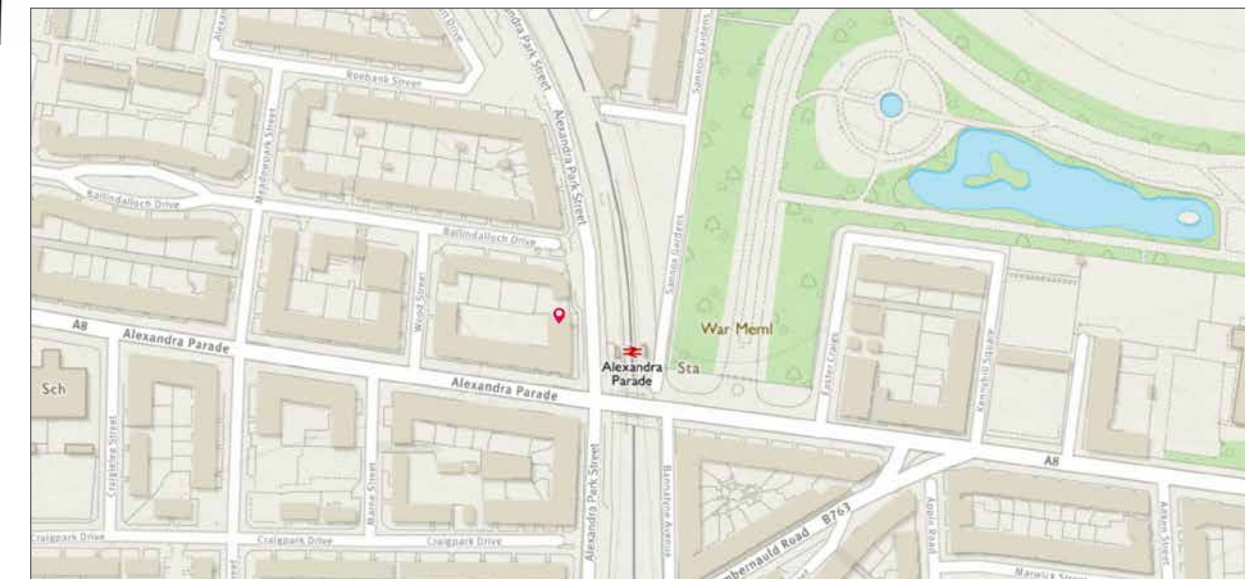
CITY PROPERTY



PLACES TO EAT



NEAR BARS







# McEwan Fraser Legal

## Solicitors & Estate Agents

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