

0/2 43 Mosspark Square

MOSSPARK, GLASGOW, G52 1NE



Beautifully upgraded two-bed ground floor flat. A perfect starter home in walk-in condition



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part Exchange available. We are delighted to offer to the market, this stylish and spacious two-bedroom ground floor apartment, which offers absolutely ideal accommodation for first-time buyers.

The property is offered in walk-in condition and benefits from a brand new kitchen and bathroom, along with a stylish and contemporary theme throughout.

THE LOUNGE/DINER



Accommodation comprises a bright and airy open plan lounge/diner. The abundance of natural light flooding in along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family.

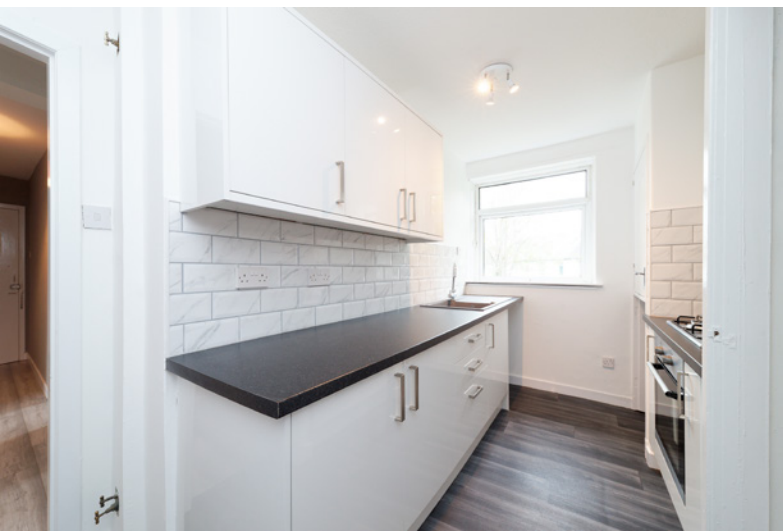
THE BALCONY



THE KITCHEN



The brand new kitchen is ideal for the apartment, finished in a lovely range of gloss white units, complimented by stylish metro tiles, with a gas hob, electric oven and ample space for a freestanding fridge freezer and washing machine.





To help ensure the apartment is always clutter-free, there's ample storage space throughout. The stunning bathroom is bright and very fresh, finished with a white suite and a large shower enclosure. The immaculate and contemporary tiling ensures it will always look its best. The electric shower will also ensure there's an instant supply of hot water for long refreshing showers.

THE SHOWER ROOM



BEDROOM 1



There are two good sized bedrooms in this apartment; both have ample space for free standing furniture and the master has wall to wall built-in wardrobes



BEDROOM 2



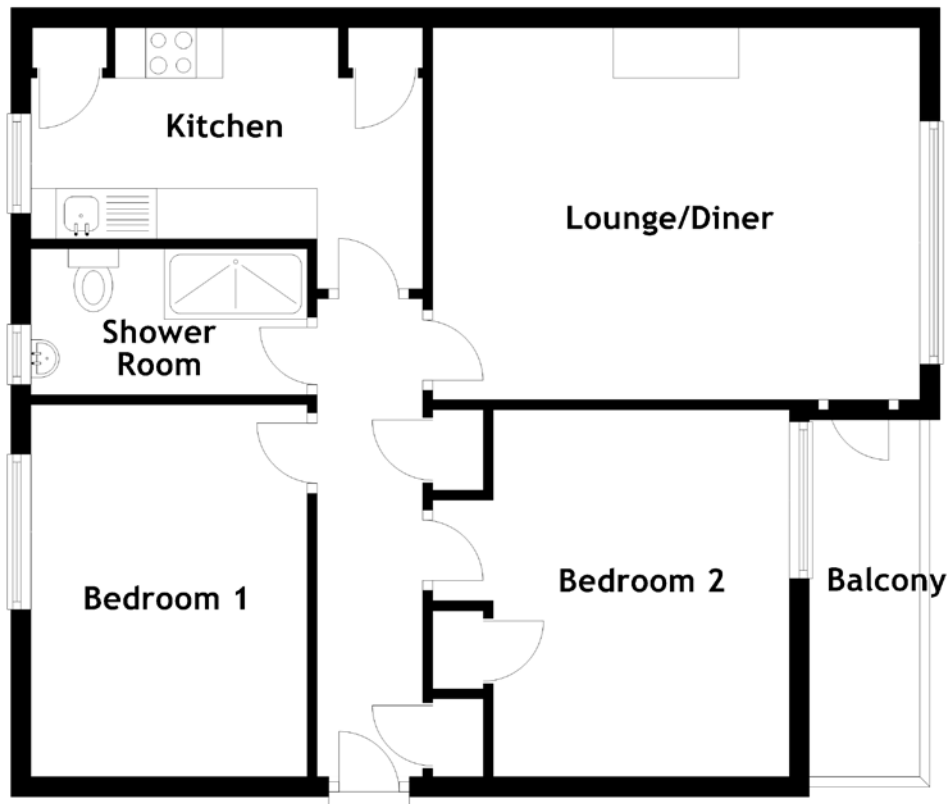
THE GARDEN



The apartment is always warm, comfortable and secure via the double glazing, gas central heating, and a secure entry system. Residents parking is adjacent to the building. The balcony offers a great space to relax on sunnier days.

This is a property that has really been enjoyed by the current owners, given its very well-appointed accommodation, contemporary styling and easy reach, convenient location. Some properties tick all the boxes; this is certainly one of them. Due to the ground floor position, it is sure to appeal to both young people or retiree's alike. Early viewing is strongly advised for 'canny' Buy-To-Let investors, first-time buyers or indeed anyone looking for a perfect apartment with space, flexibility and charm, and where all the hard work has already been done.

FLOOR PLAN, DIMENSIONS & MAP

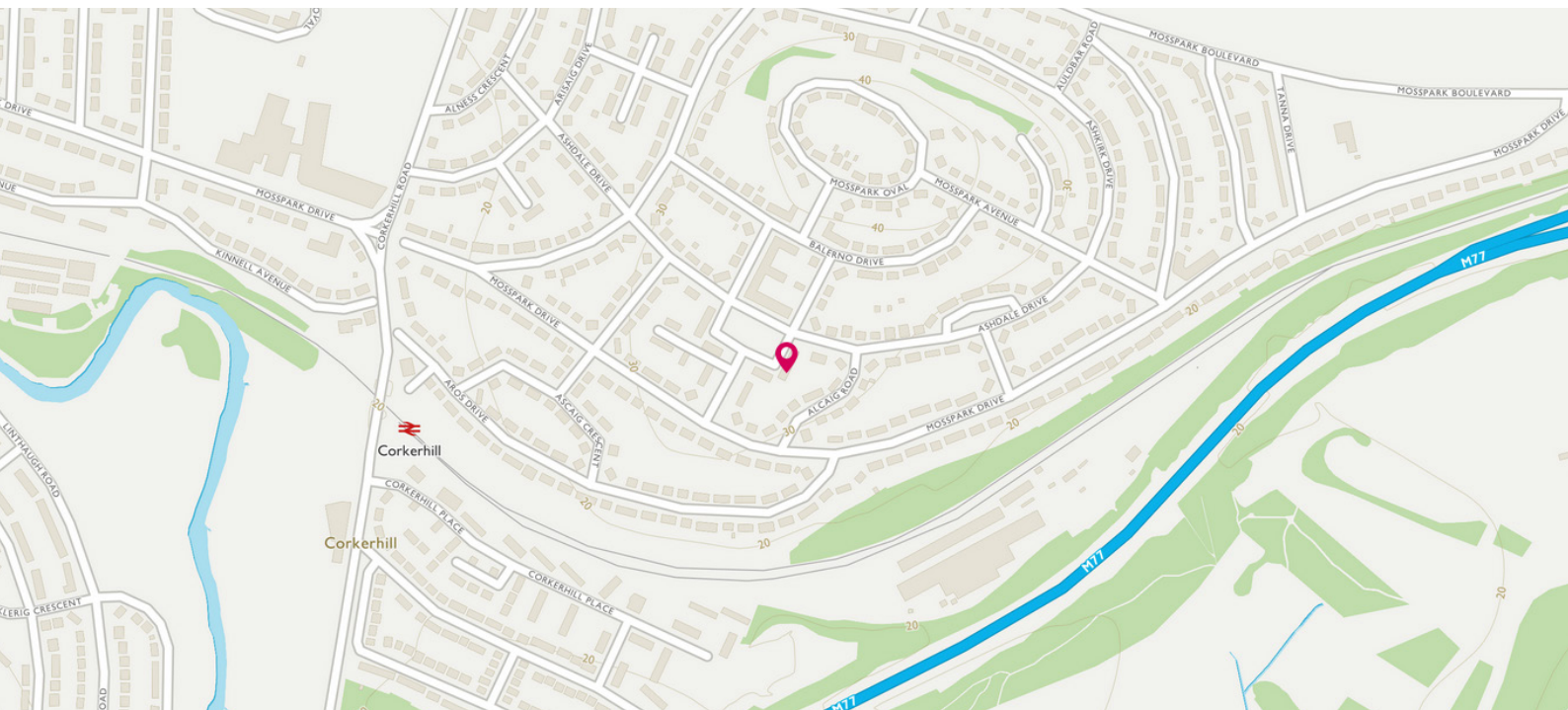


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.85m (15'11") x 3.70m (12'2")
Balcony	3.65m (12') x 1.20m (3'11")
Kitchen	3.90m (12'10") x 2.60m (8'6")

Bedroom 1	3.70m (12'2") x 2.75m (9')
Bedroom 2	3.65m (12') x 3.15m (10'4")
Shower Room	2.80m (9'2") x 1.45m (4'9")

Gross internal floor area (m²): 64m²
EPC Rating: C



THE LOCATION

The ever-popular area of Mosspark is widely regarded as a very pleasant area to live in.





Developed between the First and Second World wars by Glasgow City Council as a showpiece of low-density good quality housing, surrounded by an abundance of tree-lined green space.

All amenities are within easy reach and the main motorway links provide easy access to all towns and cities within the central belt of Scotland.




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 via 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.