



Excellent three-bedroom traditional flat, walk-in condition, popular location, great accommodation



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market, this fantastic three-bedroom blonde sandstone traditional apartment, set in a very popular area of Glasgow. The accommodation on offer is presented in great condition and is perfect for any young couple. Alternatively, it would make an absolutely ideal Buy-to-Let investment, especially an Air BnB targeted specifically at football supporters who will undoubtedly pay a premium for such handy accommodation and ease of access to Ibrox stadium.

THE LOUNGE



The very spacious and upgraded accommodation comprises a large lounge/diner with a bay window that allows natural light to flood the room. There's a feature fireplace and the feel of real space is evident and given the shape of the room, it would suit a range of furniture configurations.

THE KITCHEN



The large galley style kitchen is ideal for the apartment and contains a good range of light wood units. There's ample space for a cooker, washing machine and fridge freezer along with a breakfast table if required.



The three bedrooms are all spacious and bright with ample space for freestanding furniture. There's a large cupboard in the hallway to help keep everything in its place. The shower room is bright and unfussy, finished in a white suite with a mains shower. There's always an instant supply of hot water for long refreshing showers and the Wet-Wall panels make it easy to keep clean and fresh.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



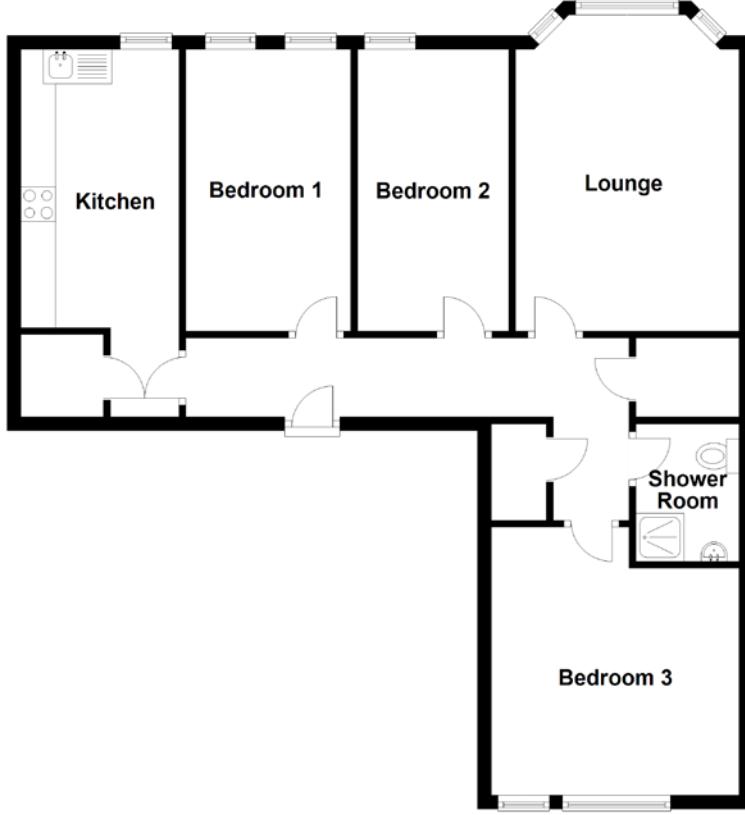
The home is kept warm and comfortable via gas central heating. The property has communal drying space to the rear and parking is on-street.

Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for anyone looking for a very spacious apartment, in an eternally popular area, that also offers real value for money.

EXTERNAL



FLOOR PLAN, DIMENSIONS & MAP

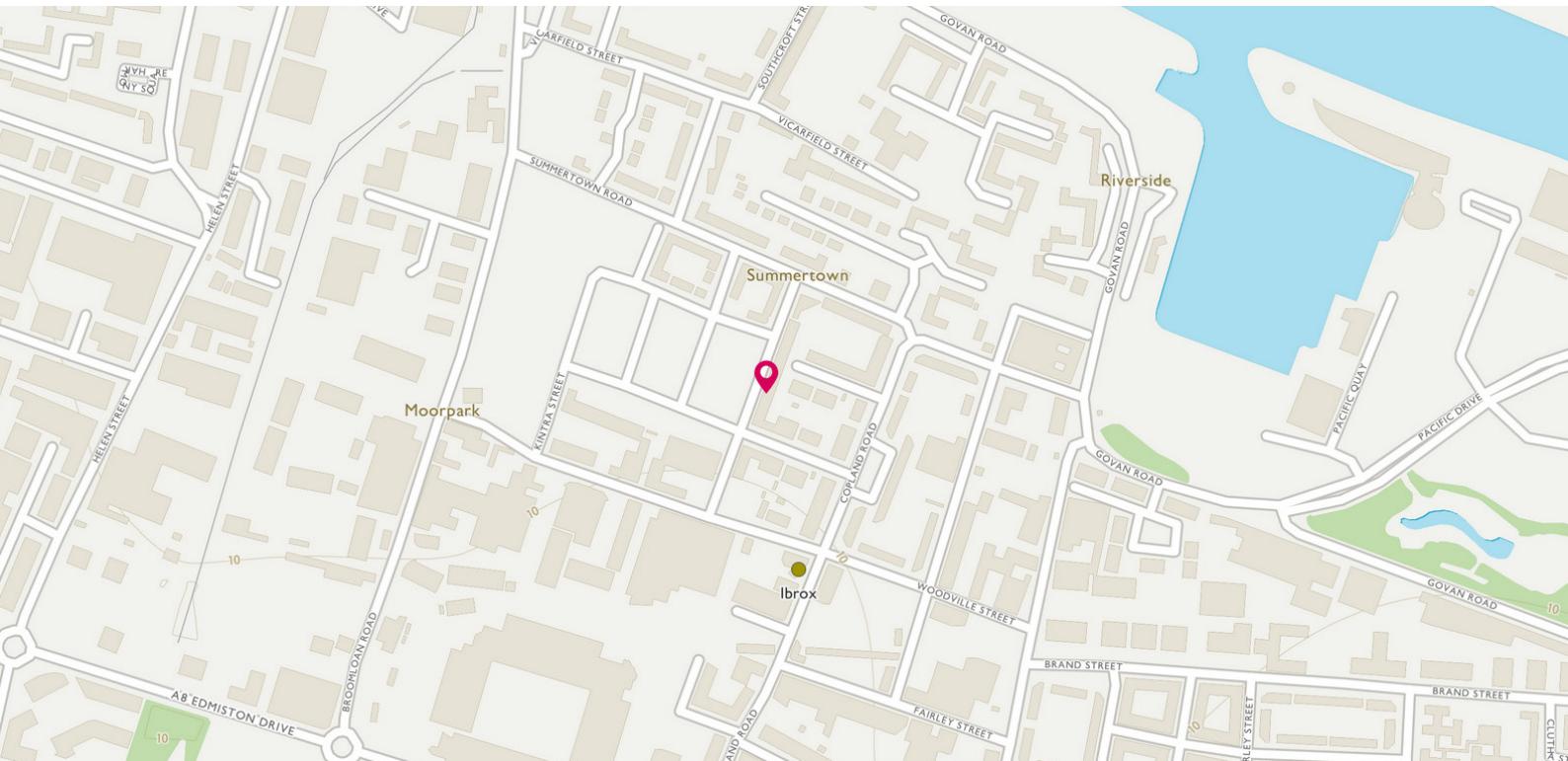


Approximate Dimensions
(Taken from the widest point)

Lounge 4.60m (15'1") x 3.25m (10'8")
Kitchen 5.35m (17'7") x 2.30m (7'7")
Bedroom 1 4.10m (13'5") x 2.40m (7'10")

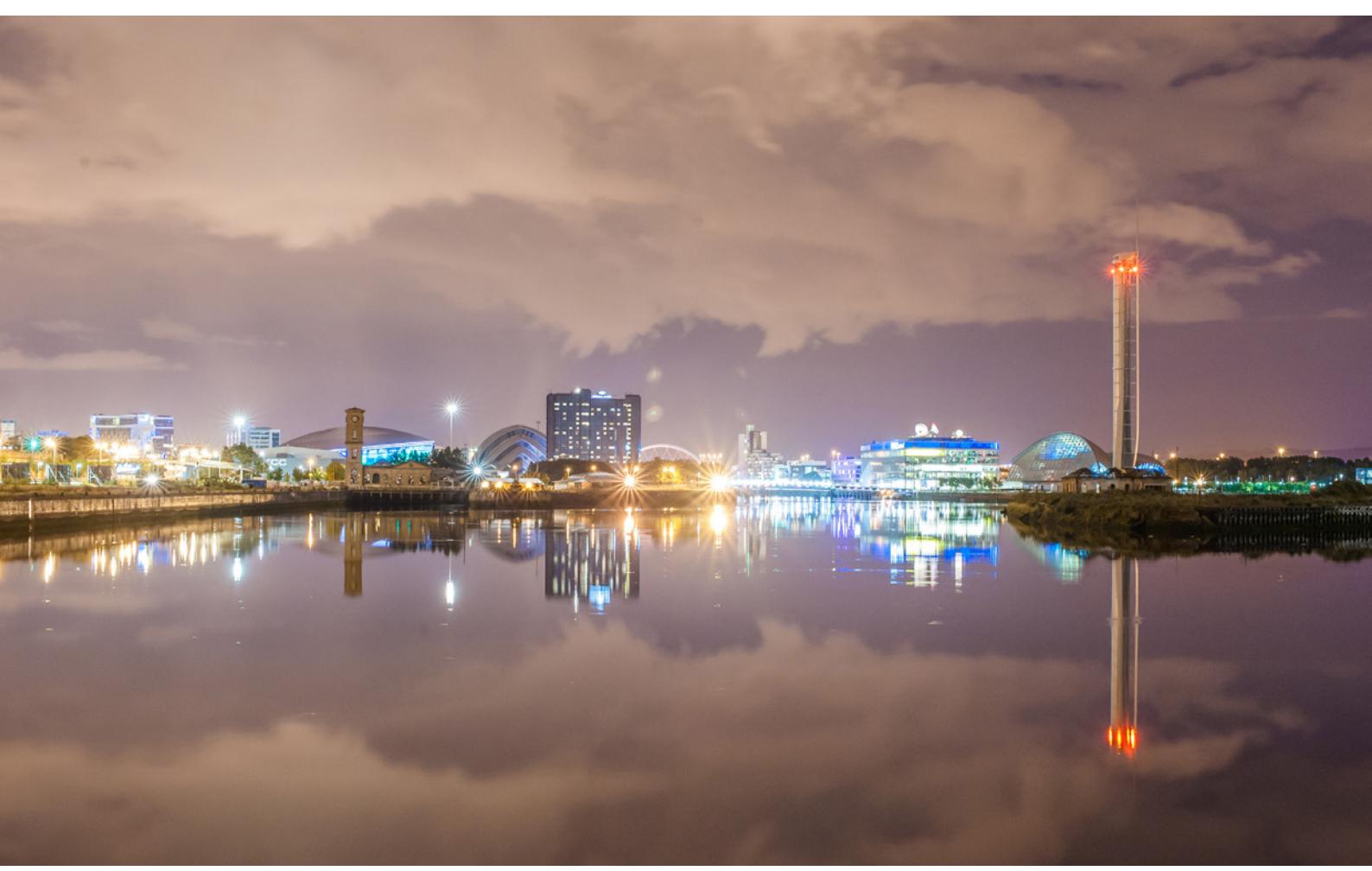
Bedroom 2 4.10m (13'5") x 2.20m (7'3")
Bedroom 3 3.90m (12'10") x 3.61m (11'10")
Shower Room 2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m²): 80m²
EPC Rating: C



THE LOCATION

The property is located within the Ibrox area of Glasgow, with easy access to the main thoroughfares, leading to the city centre of Glasgow and the surrounding districts. There is also excellent access to the national motorway network, with the M8 a short drive away and the Clyde Tunnel offering direct access to the West End and links to Clydeside Expressway.





There are local shops close to hand on Paisley Road West which cater for day to day needs and Braehead shopping complex is only five minutes away. It offers an extensive range of high street retailers including Marks and Spencer and Boots, along with a wide variety of leisure pursuits. Soar (formerly Xscape), housed in a striking modern building, provides an impressive range of activities for all ages and tastes, including a snow slope, rock climbing, aerial adventure, bowling, a white-knuckle ride, a state of the art twelve-screen multiplex cinema and a choice of bars, restaurants and nightclubs. For the commuter, there are excellent, established links with Ibrox and Cessnock underground stations which are within a short stroll. The property is also located within a short drive of the new Queen Elizabeth University Hospital.

The city of Glasgow enjoys excellent transport links, being served by two mainline railway stations and the M8, M73, M74 and M77 motorways, which link to the central Scotland motorway network. Glasgow has an international airport which is located around eight miles south-west of the city and is accessible by bus, rail and car.



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 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.