

# Flat 1/2, 69 Sunart Road

CRAIGTON, GLASGOW, G52 1DE



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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Mcewan Fraser Legal are delighted to offer to the market this truly excellent two-bedroom apartment. The property has undergone an extensive refurbishment by the current owner and it's been carefully crafted to a fantastic standard. The upgrades include a new kitchen, new bathroom, recent new central heating system and boiler, full rewire, plastering, new flooring and a contemporary and stylish full redecoration. This walk-in property is now ready for the lucky new owners to move in and start enjoying it.

The accommodation consists of a bright and spacious lounge/diner, benefiting from a large bay window that allows space for a small dining table and lots of natural light to fill the room. The tall ceilings and abundance of light and space all help to create a very relaxing ambience seldom found in more modern apartments. It is clear to see this spacious room would suit a number of furniture configurations. A fantastic media wall takes central stage in the room and neatly contains the TV and the inset fire.

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The galley style kitchen is very cool and stylish, well-appointed with a good range of units, with an integrated electric hob and oven, with a free-standing washing machine and fridge freezer.





There are two good size bedrooms in this apartment, both benefit from lots of natural light and more than ample space for free-standing furniture.







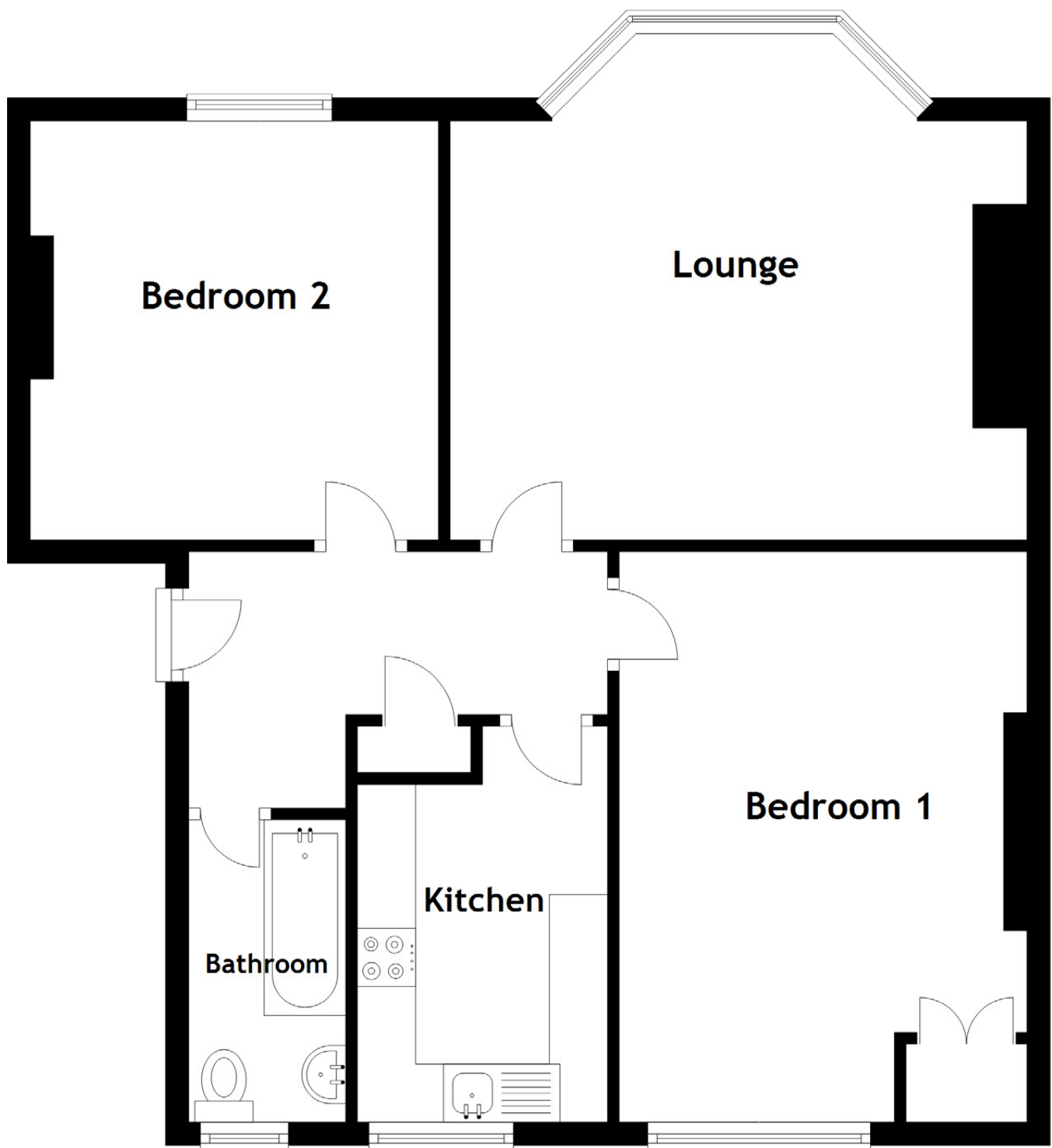
**Bedroom 2**





The bathroom is nicely finished in contemporary tiles with a stylish white suite containing an electric shower over the bath ensuring there's always plenty of instant hot water for refreshing showers.





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.95m (16'3") x 4.55m (14'11")	Gross internal floor area (m <sup>2</sup> ): 69m <sup>2</sup>
Kitchen	3.40m (11'2") x 2.15m (7'1")	EPC Rating: C
Bedroom 1	4.90m (16'1") x 3.50m (11'6")	Buyer's Premium Value: £1500
Bedroom 2	3.60m (11'10") x 3.50m (11'6")	
Bathroom	2.60m (8'6") x 1.35m (4'5")	



Gas central heating helps to keep the apartment warm and comfortable. Parking is on-street and there is also communal space to the rear for drying or to enjoy on sunnier days. For recreation and walks Bellahouston park is a two minute walk away and the flat is set in a vibrant surrounding area.

This is a perfect apartment for first-time buyer's, couples or alternatively it would make a solid Buy-to-Let investment property. Early viewing is strongly advised.







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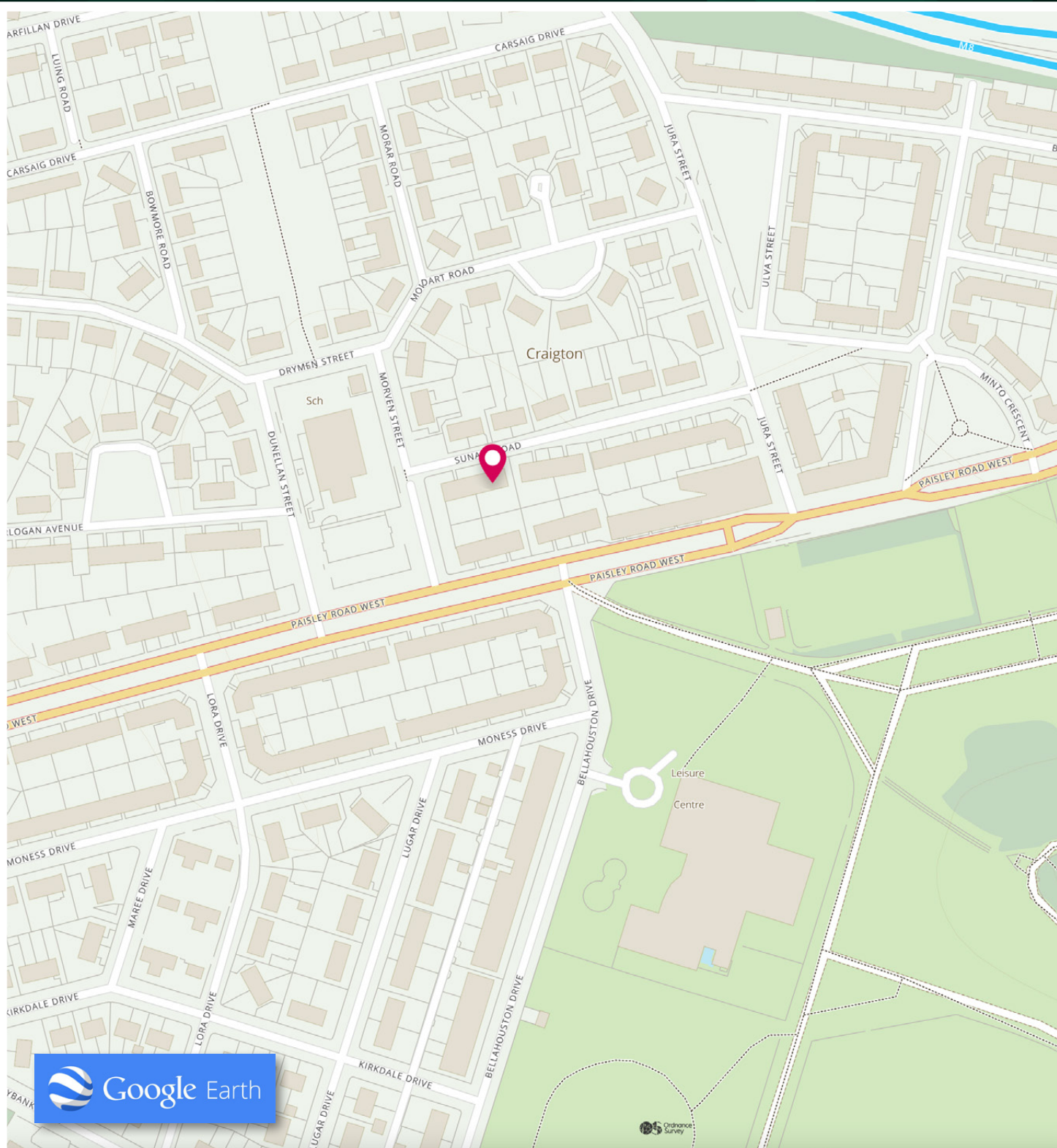
The popular area of Craigton is a great place to live and commute from. The transport links by bus and underground are very close at hand, with frequent services to the heart of the city in a mere twenty minutes or so. For those traveling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis.

There are a range of good schools including Craigton Primary and a world of amenities including Braehead Shopping Centre, Bellahouston Sports Centre, Asda in Helen Street and the Queen Elizabeth University Hospital are all within easy reach.

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## The Location





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