

# 5/5, 1 Barrland Court

GLASGOW, G41 1RN



*Modern two-bedroom, two-bathroom fifth-floor apartment with private residents' parking*



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McEwan Fraser Legal is delighted to present this modern two-bedroom apartment offering an en-suite bathroom, private parking, and close proximity to Glasgow city centre.

# THE LOUNGE/KITCHEN



The property is accessed via a secure entry system with a lift to the fifth floor. Stepping inside, you are welcomed by a bright hallway connecting all rooms. To the left, you'll find the open-plan living, dining, and kitchen area; a fantastic space for both entertaining and everyday living. The room benefits from large windows and a balcony that fills the space with natural light. The kitchen is well-equipped with integrated appliances, a gas hob, and ample storage, while still leaving plenty of room for a dining table.



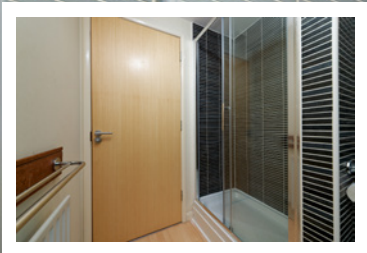






Both bedrooms are generously proportioned doubles, each with built-in wardrobes. The principal bedroom enjoys the added convenience of an en-suite shower room, while the main bathroom features a stylish, fully tiled design with a shower, WC, and wash basin.

## THE SHOWER ROOM

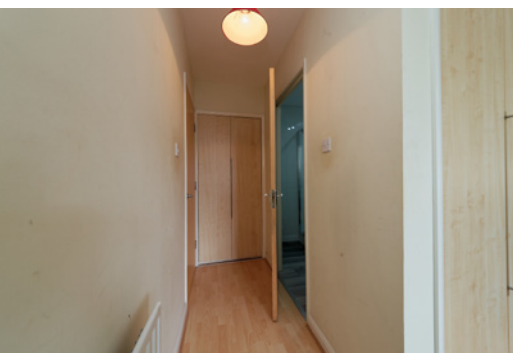




# BEDROOM 1



enjoys the added convenience  
of an en-suite shower room





# BEDROOM 2





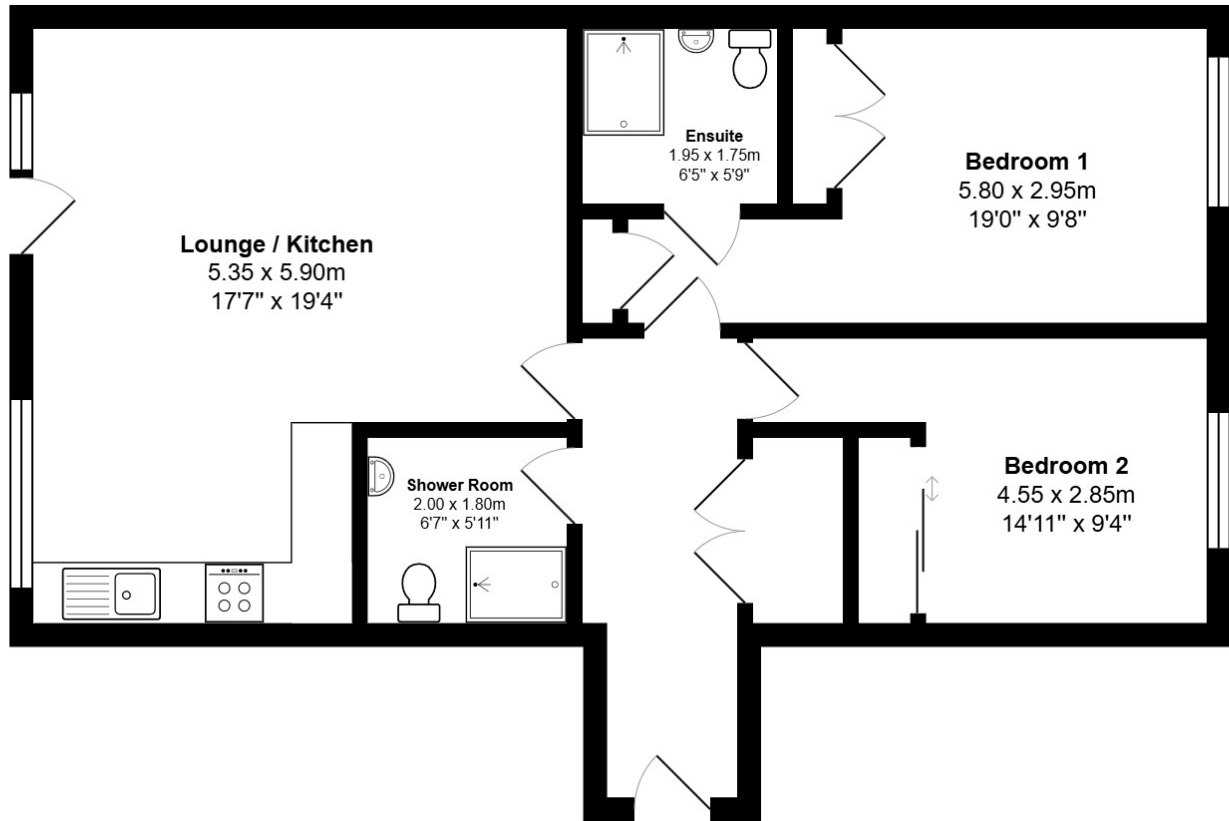
Externally, the property offers private residents' parking and well-maintained communal areas, all within easy reach of the city centre.

# EXTERNALS



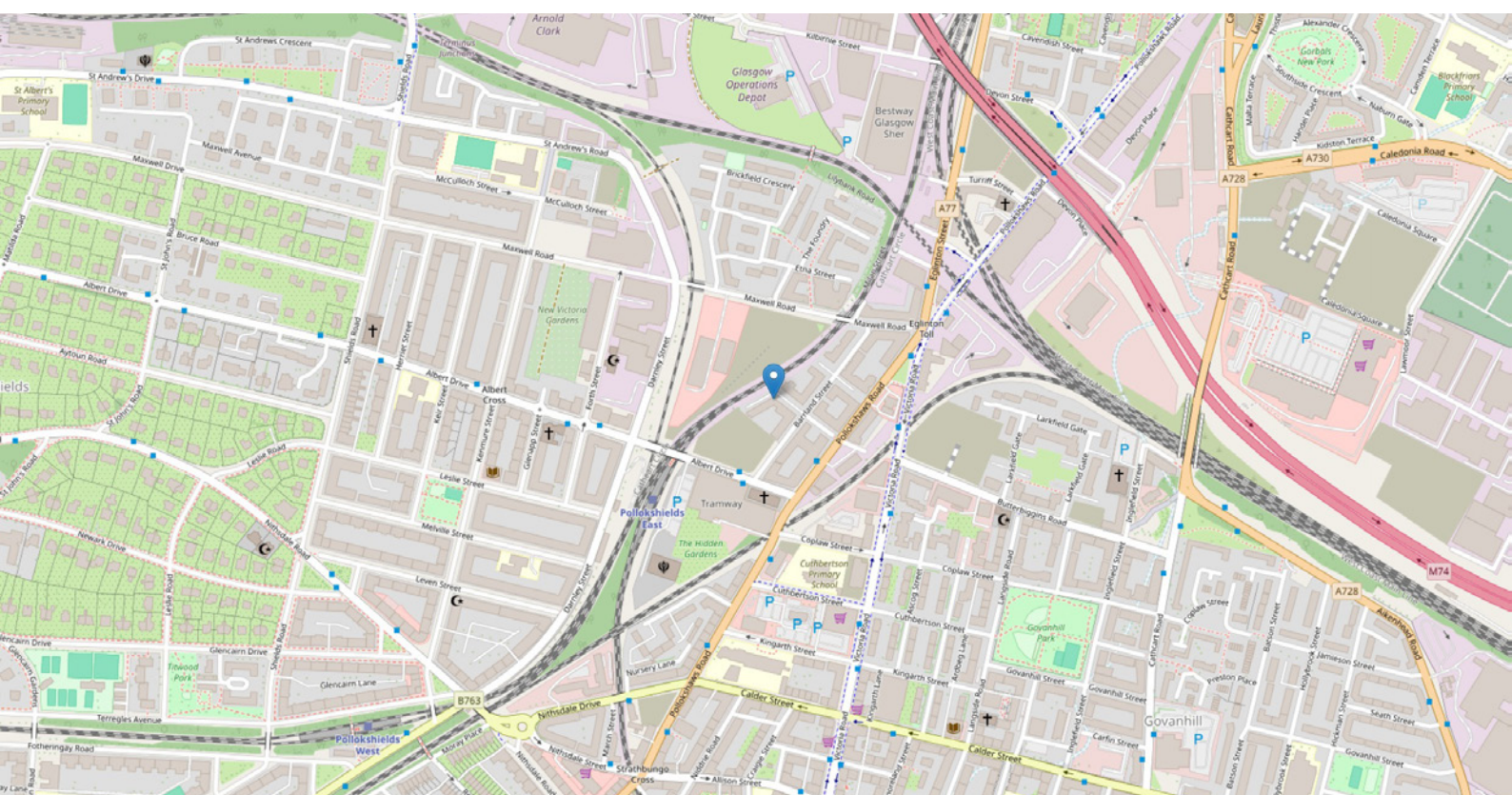


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

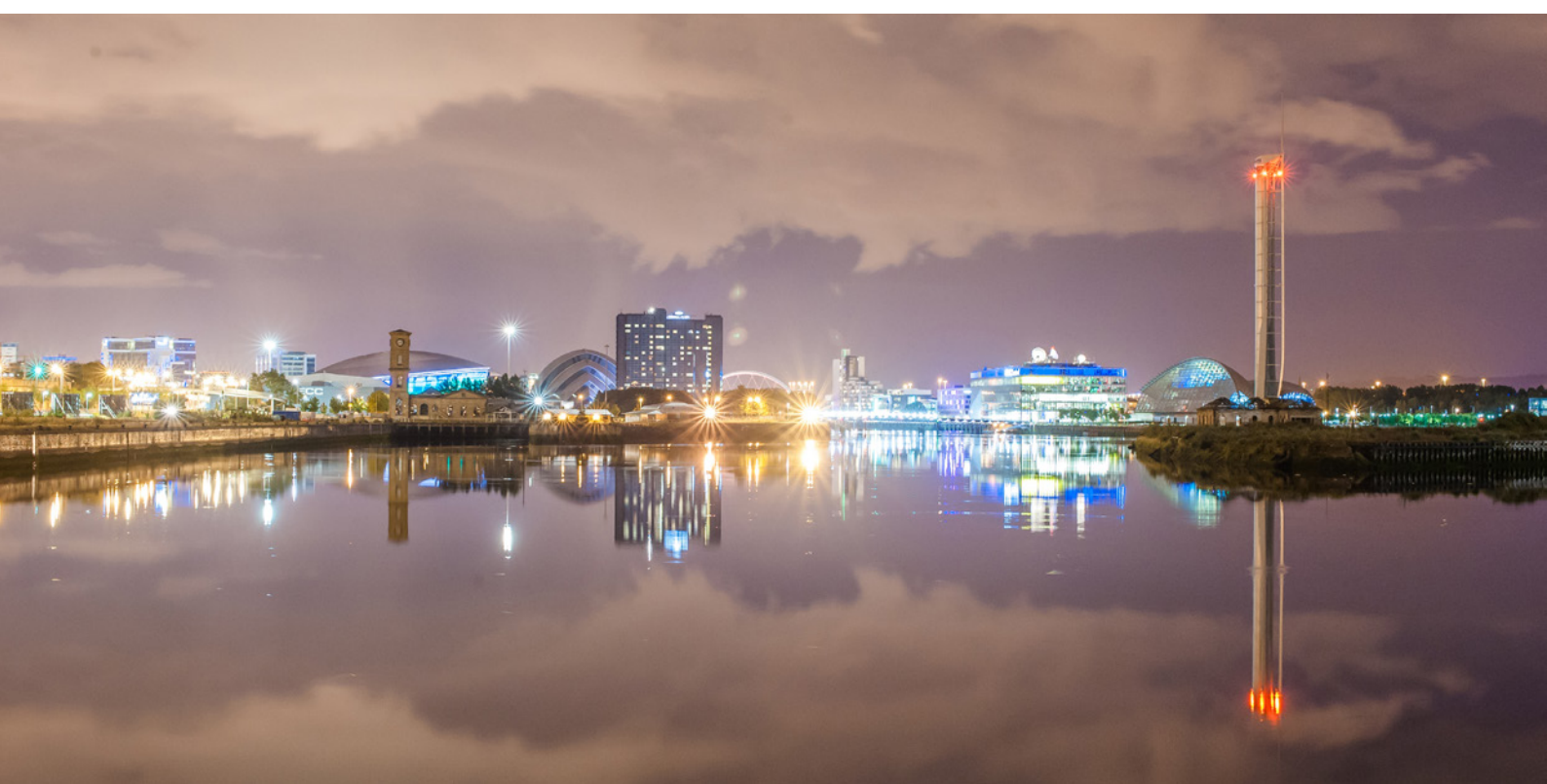
Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Barrland Court sits in a prime location close to Glasgow city centre and the South Side, making it ideal for professionals or anyone seeking a central base. Victoria Road is just a short walk away, offering a range of shops, cafés, and restaurants, while the vibrant city centre is easily reached by public transport or car.







Pollokshields East train station is only 0.2 miles away, providing regular, direct services to Glasgow Central Station. The nearby motorway network also offers quick access across the city and beyond. With its blend of modern living, excellent transport links, and proximity to local amenities, this apartment is a fantastic opportunity for both homeowners and investors.



**McEwan Fraser Legal**

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