



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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0/1, 30 Mount Stuart Street

GLASGOW, G41 3LZ



# 0/1, 30

## MOUNT STUART STREET GLASGOW, G41 3LZ

The ever popular area of Shawlands is a great place to live and commute from. Public transport links by bus and rail are frequent and it is a mere twenty minutes travel to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach making it a very popular place to call home.

We are delighted to bring to the market this very spacious one bedroom period apartment, set in one of Glasgow's most popular residential areas. The room dimensions of this lovely property are a timeless reminder of an earlier era when a property was built to a size and standard of excellence, rather than a budget. The beautiful high ceilings, large windows and spacious room dimensions allow natural light to flood the rooms, just enjoying the open space gives the occupant a real sense of peace and relaxation.

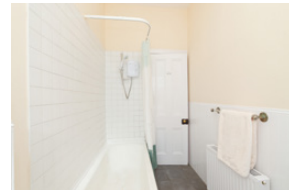
The accommodation comprises a very spacious lounge with stripped floorboards, large bay window, intricate decorative panel and cornice detail and a beautiful feature

fireplace, along with stripped floorboards and original cornice detail still intact, it all adds to the charm and spacious feel of the apartment.

The modern kitchen/diner is a great place for the chef to serve up a fantastic meal. It benefits from a good range of units finished in a beautiful pastel shade with a fantastic gas range and ample space for a fridge along with an integrated dishwasher. (freestanding appliances may be available by separate negotiation). A handy utility area caters for the washing machine and the freezer.

The tiled bathroom is fresh and bright, with a white suite and an electric shower over the bath. The bright bedroom also contains a period feature fireplace with plenty of space for free standing furniture. The apartment is kept warm, comfortable via the double glazing and gas central heating.

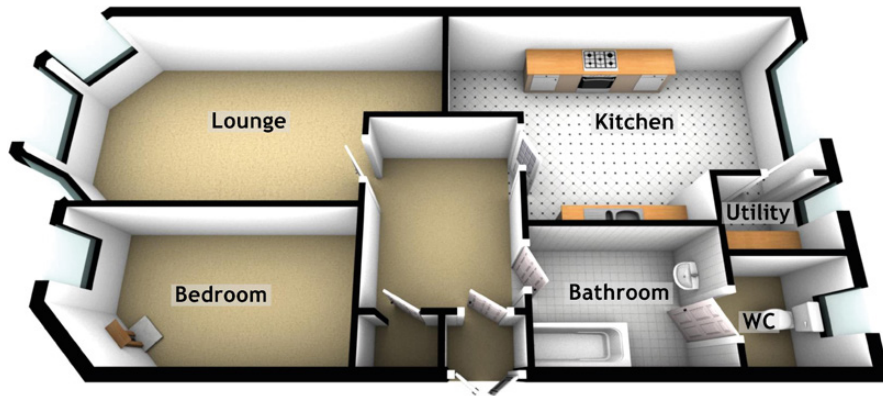
Security entry, on-street parking, with communal drying space to rear. Early viewing is advised for anyone looking for a rarely available property which makes a truly great place to call home or a sound buy to let investment property.





# DETAILS

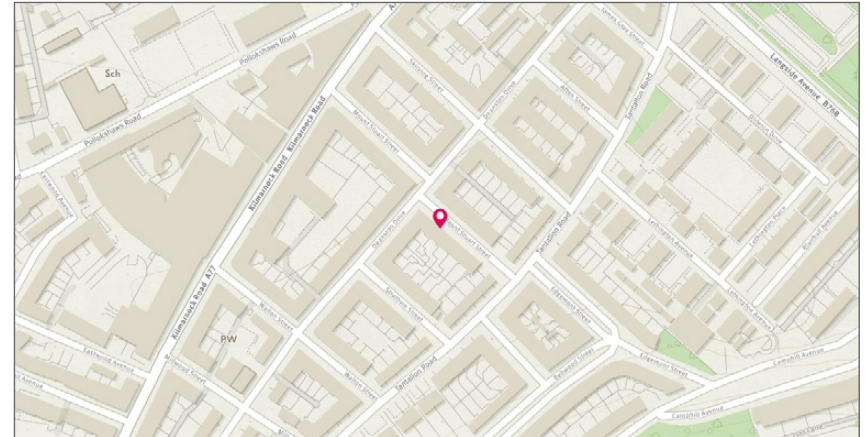
## FLOOR PLAN, DIMENSIONS AND MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 3.30m (10'10")
Bedroom	4.35m (14'3") x 2.30m (7'7")
Kitchen	5.80m (19') x 3.60m (11'10")
Utility	1.70m (5'7") x 1.00m (3'3")
Bathroom	2.60m (8'6") x 1.50m (4'11")
WC	1.70m (5'7") x 1.55m (5'1")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: C



  
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