




McEwan Fraser Legal
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1/1, 1655 Dumbarton Road

SCOTSTOUN, GLASGOW, G14 9YD

Perfectly located, in the favoured Scotstoun district of Glasgow's West End, this modern and spacious apartment is within easy access to all local shops, transport and education facilities. Dumbarton Road gives good access through to the West End, City Centre, Clyde Tunnel, expressway and motorway links to the Central Belt. The fabulous 'SSE Hydro', Scotland's newest concert venue, is a mere ten minute taxi ride away. This excellent apartment would suit a range of new owners from first time buyers to couples with a growing family, or even 'canny' buy-to-let investors. The high demand for quality accommodation in this area is further generated by health service employees at the nearby Golden Jubilee Hospital. Part exchange is available.

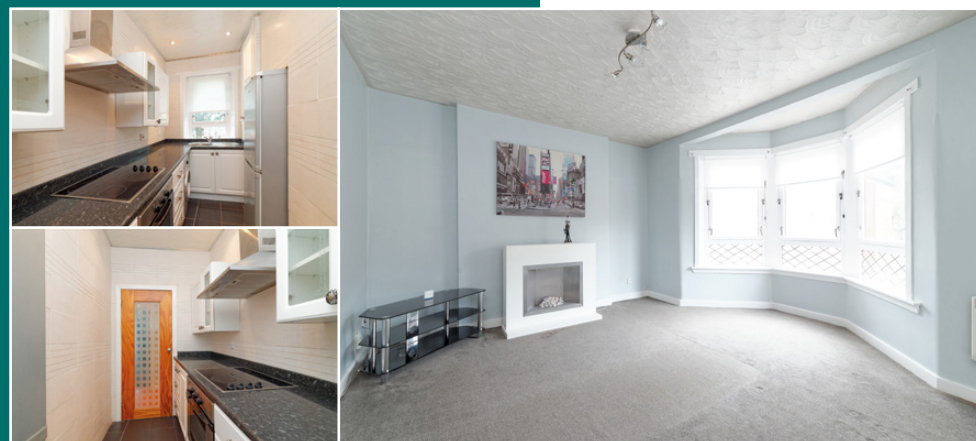
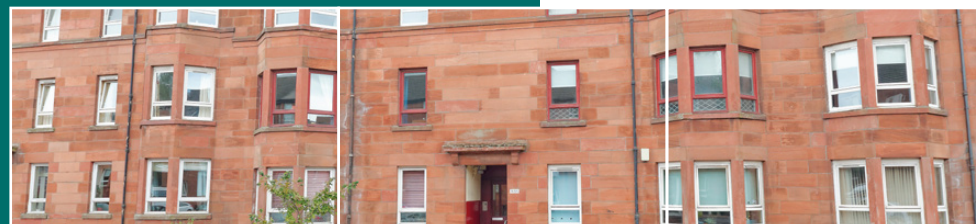
We are delighted to offer to the market this excellent 2 bed apartment, set in the very popular Scotstoun area. In more detail, the property is accessed via a well-maintained communal stairwell. Internally, the accommodation is in excellent decorative order throughout, and comprises an entrance hallway with storage cupboard, a spacious lounge/diner which due to its shape, would suit a range of different furniture options; a modern, stylish and very functional galley style kitchen with an electric oven and hob, with ample space for a fridge freezer and washing machine.

There are two large double bedrooms, both with plenty of room for free standing furniture. The bathroom is fresh and bright and contains a white suite with a shower over the bath. The apartment is kept warm and comfortable via the double glazing and electric heating.

There is an excellent low maintenance communal area to the rear for drying or to relax on lazy summer days. On-street parking is available. There is also a secure door entry system.

Early viewing is advised for those seeking a spacious and extremely comfortable place to call home.

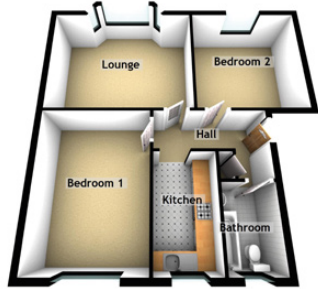
1/1
1655
DUMBARTON ROAD
SCOTSTOUN, GLASGOW, G14 9YD



**"...IN EXCELLENT
 DECORATIVE ORDER
 THROUGHOUT, AND
 COMPRISES AN ENTRANCE
 HALLWAY WITH STORAGE
 CUPBOARD..."**



PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Kitchen	3.40m (11'2") x 1.50m (4'11")
Lounge	4.50m (14'9") x 3.60m (11'10")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
Bathroom	2.40m (7'10") x 1.40m (4'7")

Gross internal floor area (m²) : 65m²

EPC Rating : C



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**Part
Exchange
Available**

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Text and description
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