




McEwan Fraser Legal

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Glasgow

The ever-popular area of Shettleston is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere fifteen minute 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.





Perfect for first-time buyers or great Buy-to-Let investment.

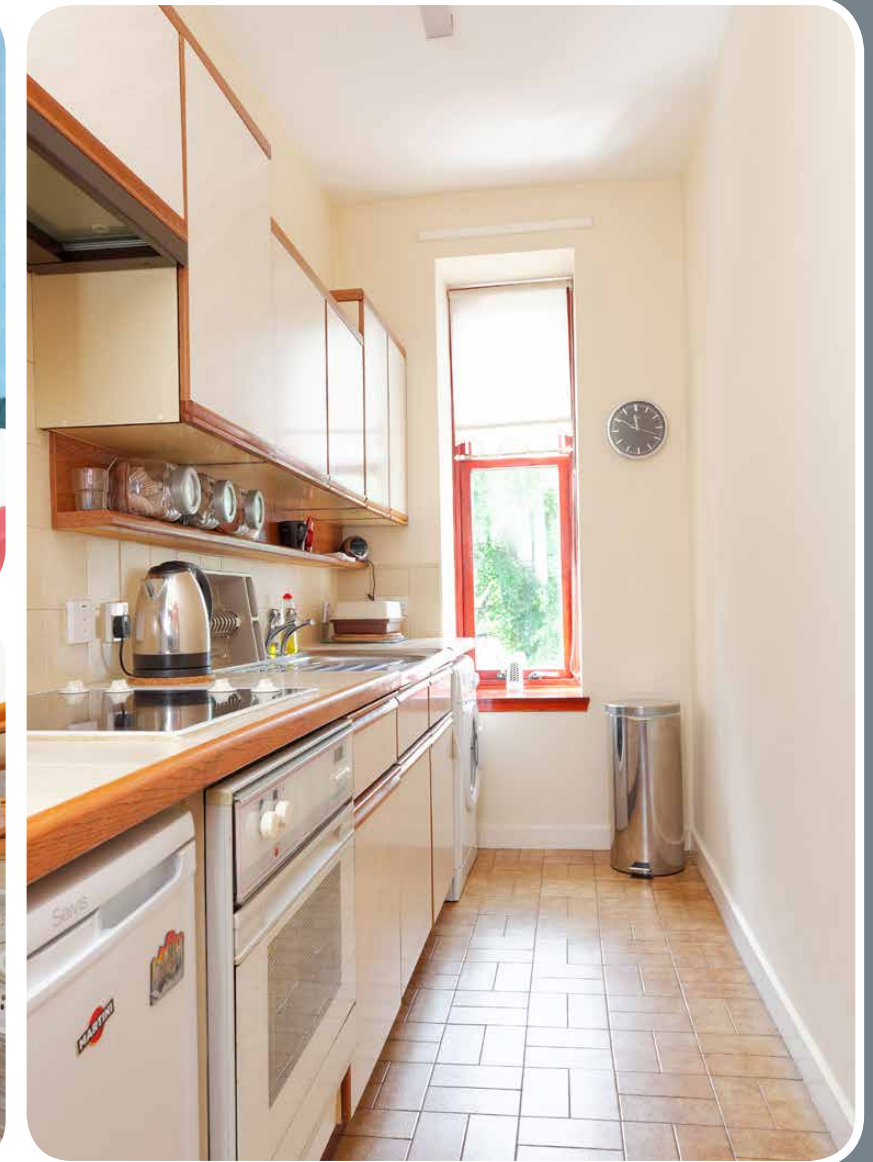


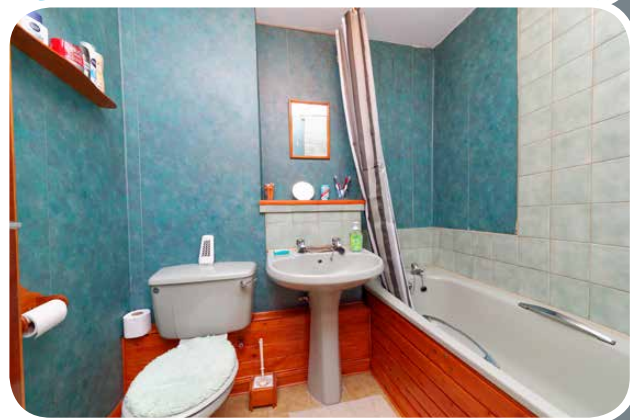
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1457 Shettleston Road

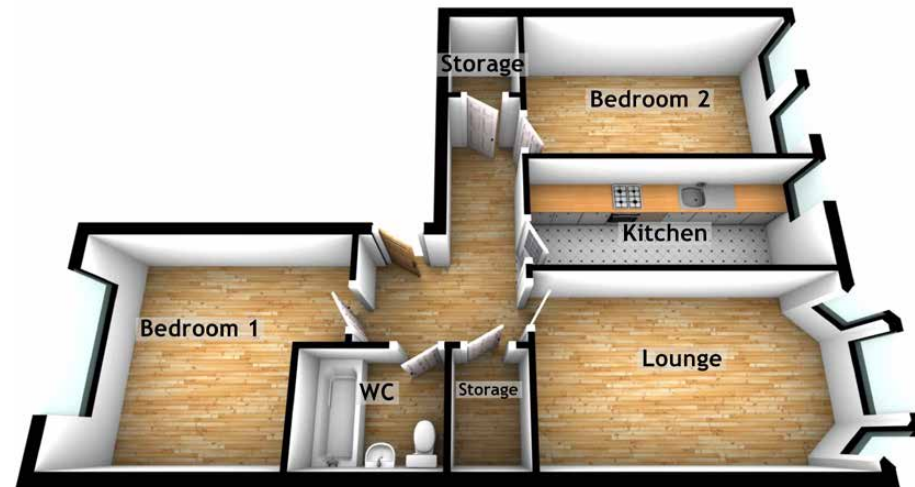
We are delighted to bring to the market this excellent two-bed apartment, set on the second floor with great views and in a popular friendly area that's well known for its neighbourly spirit. Some of the traditional values that make a real community are still alive here, it is a place where everybody actually knows each other and people take the time to talk to one another. This lovely apartment has clearly been carefully looked after and is in great order as is. An easy upgrade to the latest decor with a new kitchen and bathroom would transform it very easily into a truly stunning apartment for any young couple to enjoy as their first home together. Given the spacious accommodation and the exceptional value for money these lovely tenement flats offer it's sure to be popular. The accommodation comprises a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The large windows flood natural light into the room and the high ceilings give a real sense of space and relaxation that's seldom found in newer builds.

The galley kitchen is perfect for the home, finished in a range of fitted units with an electric oven and hob with ample space for the washing machine and a side by side fridge and freezer, making it a great space for any chef to serve up a marvellous meal. Appliances may be available by separate negotiation. The bathroom has an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers. As mentioned earlier the space for the bathroom allows easily enough room for a more modern suite that could look stunning with just a little work. The two large double bedrooms are bright and have plenty of space for freestanding furniture. The home is kept warm, comfortable, cosy and secure via the double glazing, electric white meter storage heating and secure entry main door system. Communal drying area to the rear and on-street parking. This great home would make an ideal buy for any first-time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone searching for an incredibly good value starter flat in a vibrant and popular area where just a little effort could create a truly fantastic place to come home to.





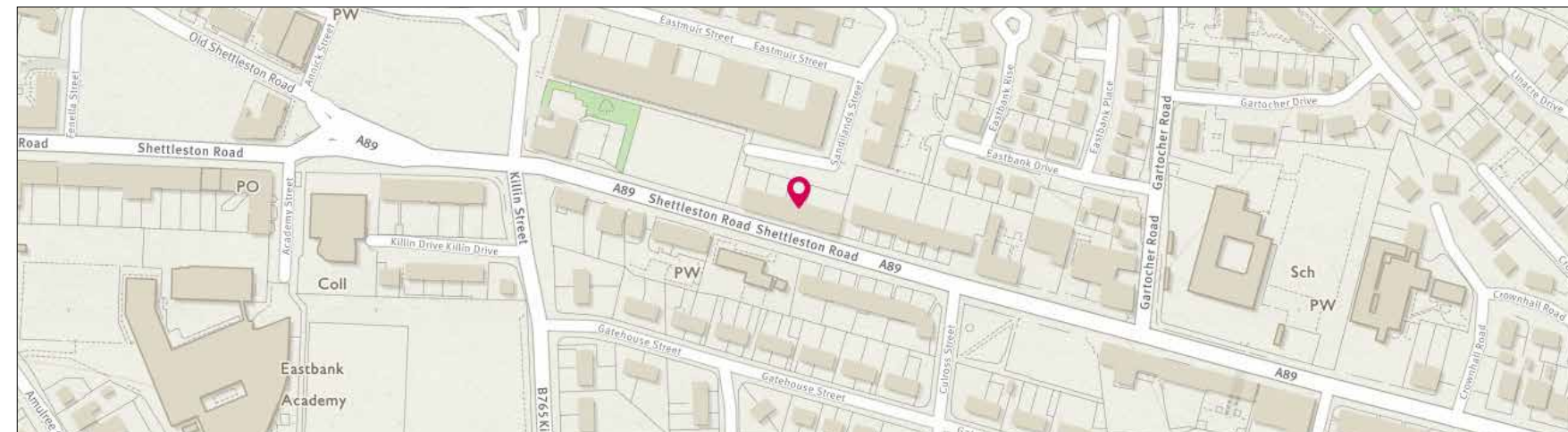
SPECIFICATIONS, FLOOR PLAN & PROPERTY LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.10m (10'2")
Kitchen	4.20m (13'9") x 1.50m (4'11")
Bedroom 1	3.40m (11'2") x 2.00m (6'7")
Bedroom 2	4.40m (14'5") x 2.70m (8'10")
WC	2.10m (6'11") x 1.65m (5'5")

Gross internal floor area (m²): 67m² | EPC Rating: D





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**Part
Exchange
Available**

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Text and description
KEN MEISAK
 Surveyor



Professional photography
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 Photographer



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