



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**17, 0/2 Strathyre Street**

SHAWLANDS, GLASGOW, G41 3LN



# 17, 0/2 STRATHYRE STREET

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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 journey 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 excellent one-bedroom apartment, which given the ground floor position has the potential to be a whole of life property or a perfect starter apartment for first-time buyers. 0/2 17 Strathyre Street is nestled beautifully in the ever popular area of Shawlands, the area is well known for its neighbourly spirit and close community feel.

The accommodation consists of a bright and spacious lounge/kitchen/diner which given its shape would suit a range of furniture configurations. The kitchen is perfect for the home, finished in an attractive range of light oak fitted shaker style units, with an electric oven and hob with ample space for a freestanding washing machine and an under-counter fridge. The food preparation area has been designed with functionality and style in mind and it makes a great space for any chef to serve up a marvellous

meal. Freestanding appliances may be available by separate negotiation.

The tiled bathroom is bright and fresh, finished in a white suite with a mains shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers.

The double bedroom in this lovely apartment is a good size and also affords ample space for free-standing furniture as required.

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry main door system. Parking is on-street adjacent to the apartment.

There is also a front garden area to enjoy which could easily be developed into a little urban oasis and the rear communal area offers great utility space for drying washing.

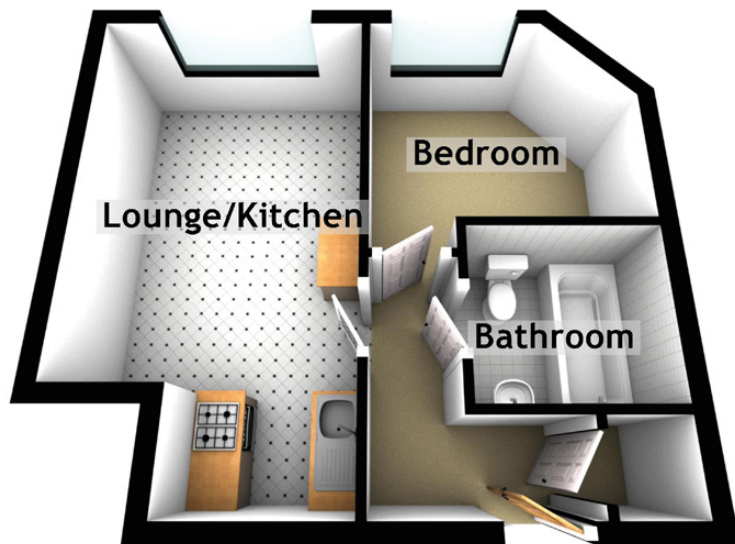
This great home would make an ideal buy for first-time buyers or even a great investment property for a smart Buy-to-Let investor. Early viewing is advised for anyone seeking a highly affordable apartment, in a great location, with all the hard work already done.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

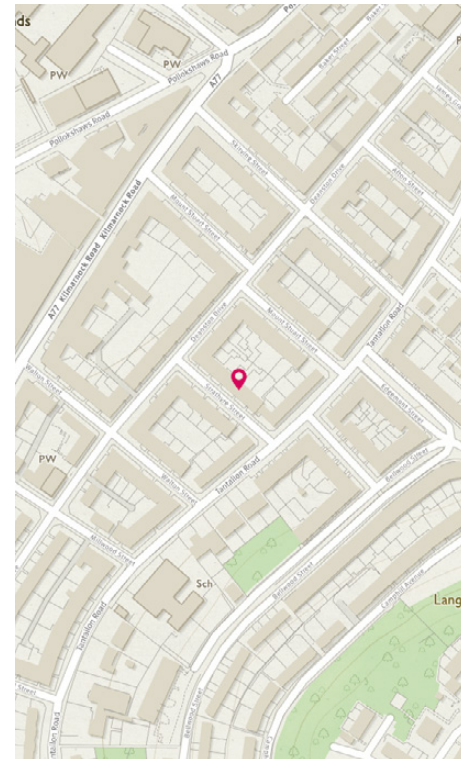


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	5.40m (17'9") x 3.00m (9'10")
Bedroom 1	3.00m (9'10") x 2.85m (9'4")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 33m<sup>2</sup>

EPC Rating: D



  
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