




McEwan Fraser Legal

Solicitors & Estate Agents

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1/3, 1618 Great Western Road

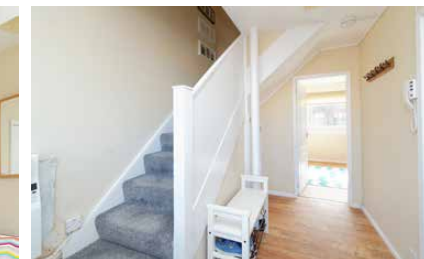
ANNIESLAND, GLASGOW, G13 1HQ



ANNIESLAND



Annie'sland is a popular residential area to the West of Glasgow City Centre. 1618 Great Western Road has easy, level, walking distance access to excellent local shops and services at Annie'sland Cross. The area has excellent travel links provided by good road networks and access to main arterial routes, frequent bus services, as well as Annie'sland railway station with a regular service to and from the city. Glasgow International Airport is easily accessed via the Clyde tunnel and M8 motorway. A walk or short drive along Great Western Road leads to the vibrant West End, home to lively bars, boutique shops and the historic University.



1/3, 1618 GREAT WESTERN ROAD

McEwan Fraser is delighted to present this lovely two double bedroom maisonette to the market. Presented in good order and boasting an excellent location, the property would be an ideal first time buy or sound buy to let investment.

Accommodation is split over two floors and is focused towards the bright and spacious lounge. A southerly aspect and lots of glass make for a warm and engaging room which compliments the neutral decor and laminate flooring. The kitchen boasts a good range of base and wall mounted units offering excellent prep and storage space. Hob and oven are integrated and space is for further, free-standing, appliances. Climbing the stairs, there are two ample double bedrooms. Internal accommodation is completed by a modern bathroom which is fully tiled and boasts a three piece white suite with shower over bath.

This flat offers tremendous value this close to the West End. Viewing is a must!



Approximate Dimensions (Taken from the widest point)

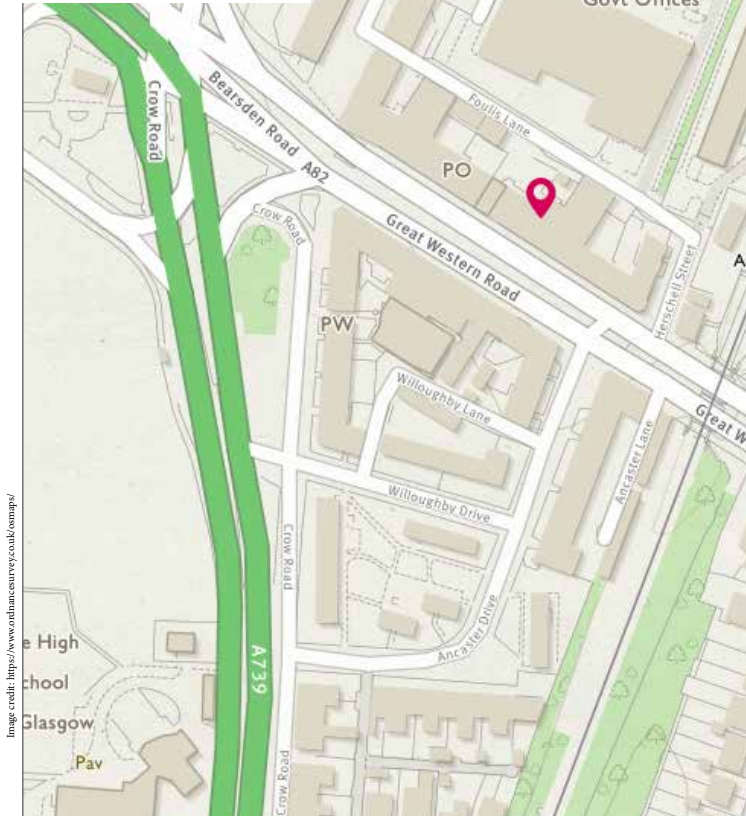
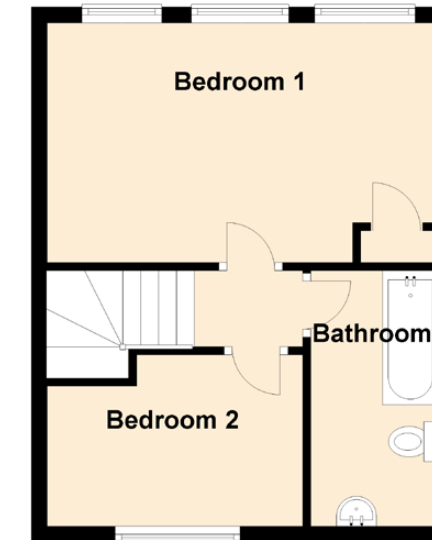
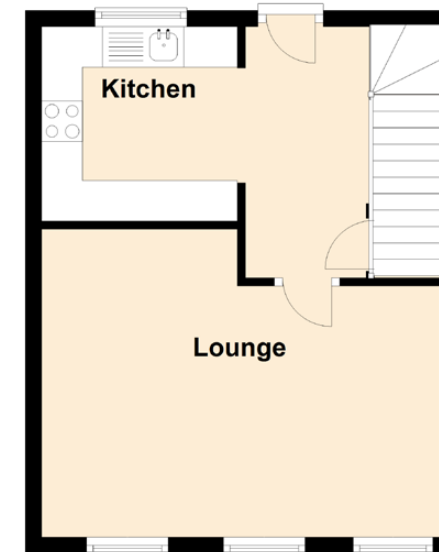
Lounge	4.90m (16'1") x 2.00m (6'7")
Kitchen	2.50m (8'2") x 2.40m (7'10")
Bedroom 1	4.90m (16'1") x 3.00m (9'10")
Bedroom 2	3.20m (10'6") x 2.15m (7'1")
Bathroom	3.20m (10'6") x 1.60m (5'3")

Gross internal floor area (m²) - 65m²

EPC Rating - E

THE DETAILS

Floor Plan, Dimensions and Location



**ATTRACTIVE TWO BED
MAISONETTE IN GOOD
ORDER THROUGHOUT.**






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**Part
Exchange
Available**

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