

Flat 0/2, 2 Duchall Place

SCOTSTOUN, GLASGOW, G14 0BT



Excellent two bed ground floor apartment, fully upgraded, walk-in condition, small front garden space



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Mcewan Fraser Legal are delighted to offer to the market this truly excellent two-bedroom apartment. The property has undergone a refurbishment by the current owner and it's been done to a fantastic standard. The upgrades include a new kitchen, new boiler, rewire, plastering and new flooring. This walk-in property is now ready for new owners to move in and start enjoying it.

THE LOUNGE/DINER



The accommodation consists of a bright and spacious lounge/diner, benefiting from a large bay window that allows space for a small dining table and lots of natural light to fill the room. The tall ceilings and abundance of light and space all help to create a very relaxing ambience seldom found in more modern apartments. It is clear to see this spacious room would suit a number of furniture configurations.

THE KITCHEN



The stylish new kitchen is well-appointed with a good range of white wood units, with an integrated gas hob, electric oven, dishwasher and fridge freezer.



There are two good size bedrooms in this apartment, both benefit from lots of natural light and more than ample space for freestanding furniture.

BEDROOM 1



BEDROOM 2



The bathroom is nicely finished in trendy 'metro' tiles with a white suite containing an electric shower over the bath and also ensuring there's always plenty of instant hot water for refreshing showers. The chrome radiator looks stylish and helps to ensure there's always a warm towel on hand just when you need it.

THE BATHROOM



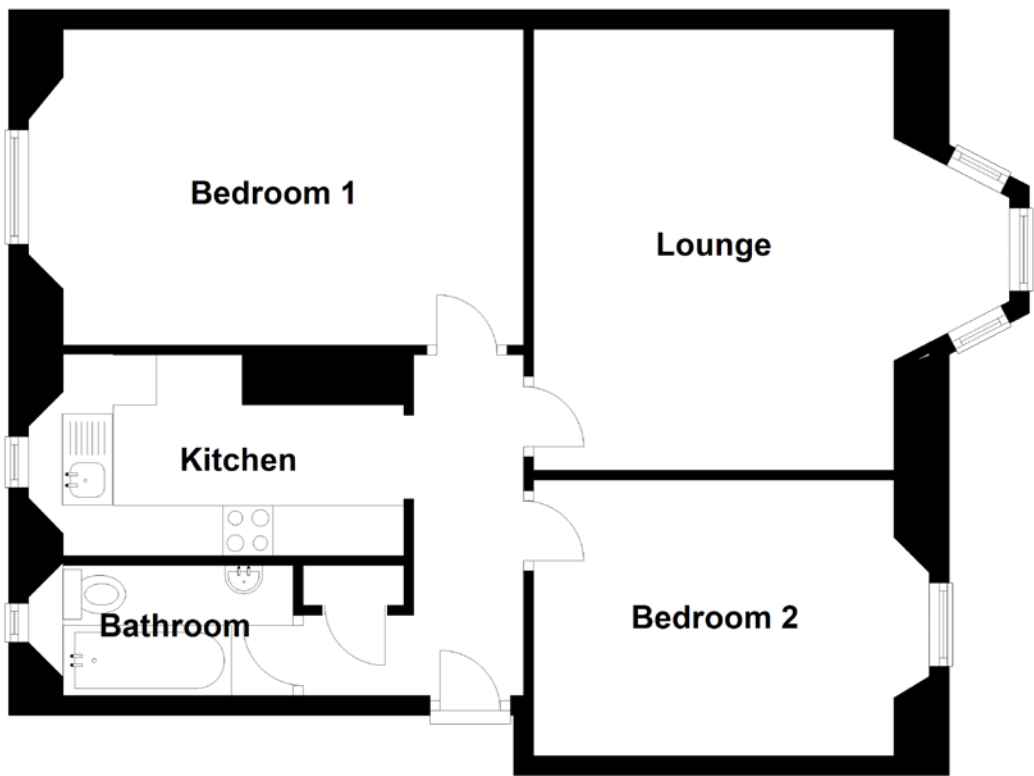
Gas central heating and double glazing help to keep the apartment warm and comfortable. Parking is on-street and there is also communal space to the rear, along with a small and private area of front garden space to enjoy on sunnier days.

This is a perfect apartment for first-time buyer's, Retiree's or alternatively, it would make a solid Buy to Let investment property. Early viewing is strongly advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

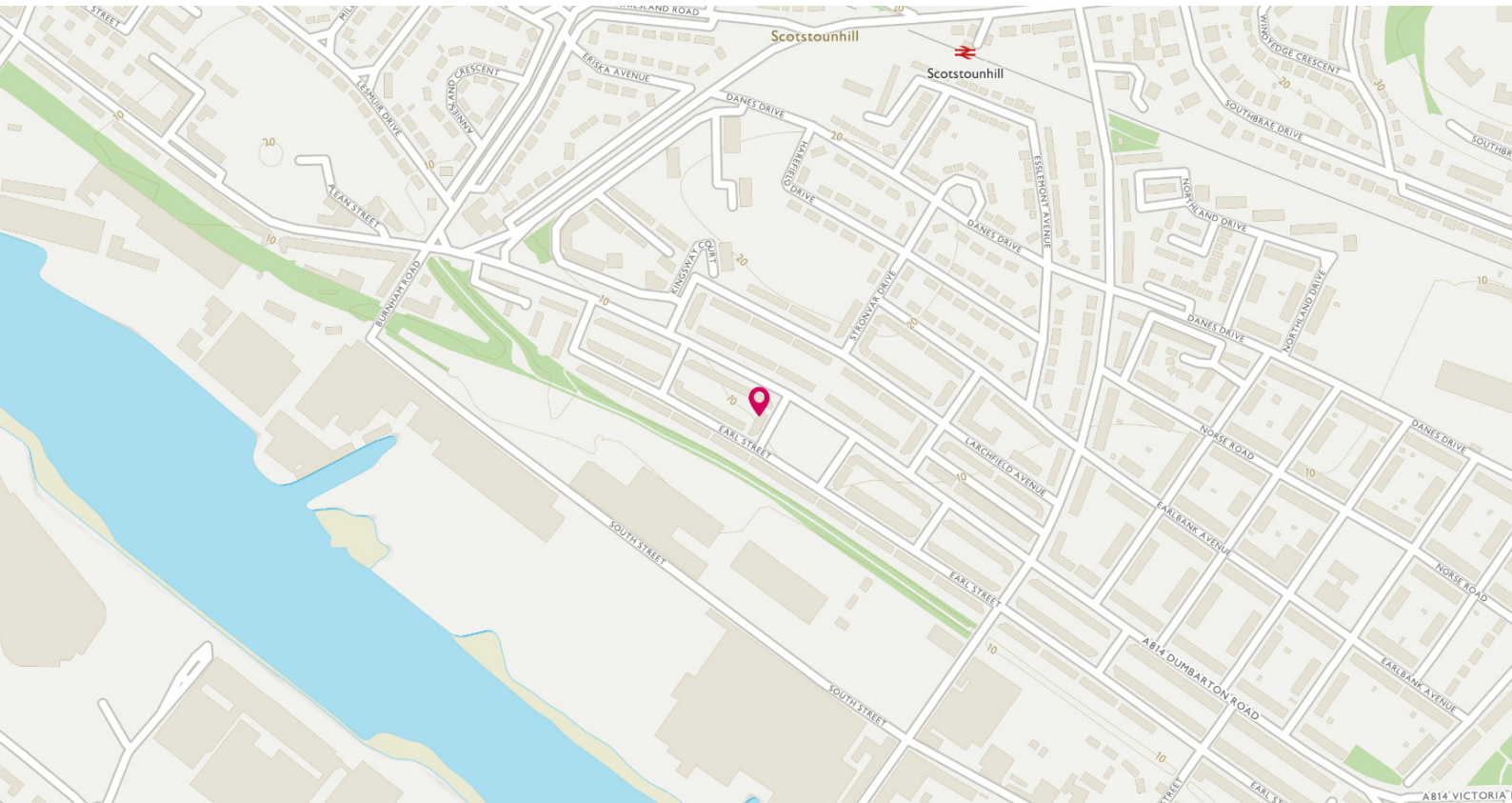


Approximate Dimensions (Taken from the widest point)

Lounge 4.75m (15'7") x 4.40m (14'5")
Kitchen 3.40m (11'2") x 2.00m (6'7")
Bedroom 1 4.60m (15'1") x 3.15m (10'4")

Bedroom 2 3.60m (11'10") x 2.75m (9')
Bathroom 2.30m (7'6") x 1.30m (4'3")

Gross internal floor area (m²): 61m²
EPC Rating: C



THE LOCATION

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.





It's also opposite a handy children's playpark. 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 popular 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.



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