

# 1/2 48 Bulldale Street

GLASGOW, G14 0NA



*PERFECT FOR FIRST TIME BUYERS OR  
BUY-TO-LET INVESTMENT*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser Legal are delighted to offer to the market this excellent first-floor, two-bedroom apartment. The property is presented in excellent condition throughout, and we believe it represents excellent value for money, especially given the spacious accommodation and the easy commute to the city centre.

The accommodation comprises of a bright and airy lounge which benefits from lots of natural light entering from the large window. The hallway, lounge and kitchen all benefit from the same contemporary tiled flooring.

The breakfasting kitchen is perfect for the apartment, finished with light grey work surface and breakfast bar with ample white base and wall mounted units. There is ample space for the electric hob and oven as well as an integrated fridge freezer and washing machine. There is a handy storage cupboard off the hallway, helping to always ensure a clutter-free apartment.

---

# The Lounge









There are two good sized double bedrooms in this apartment, both with fitted wardrobes and ample room for free-standing furniture. The apartment is always kept warm, comfortable, and secure courtesy of the double glazing, electric heating, and secure entry system.







**Bedroom 2**

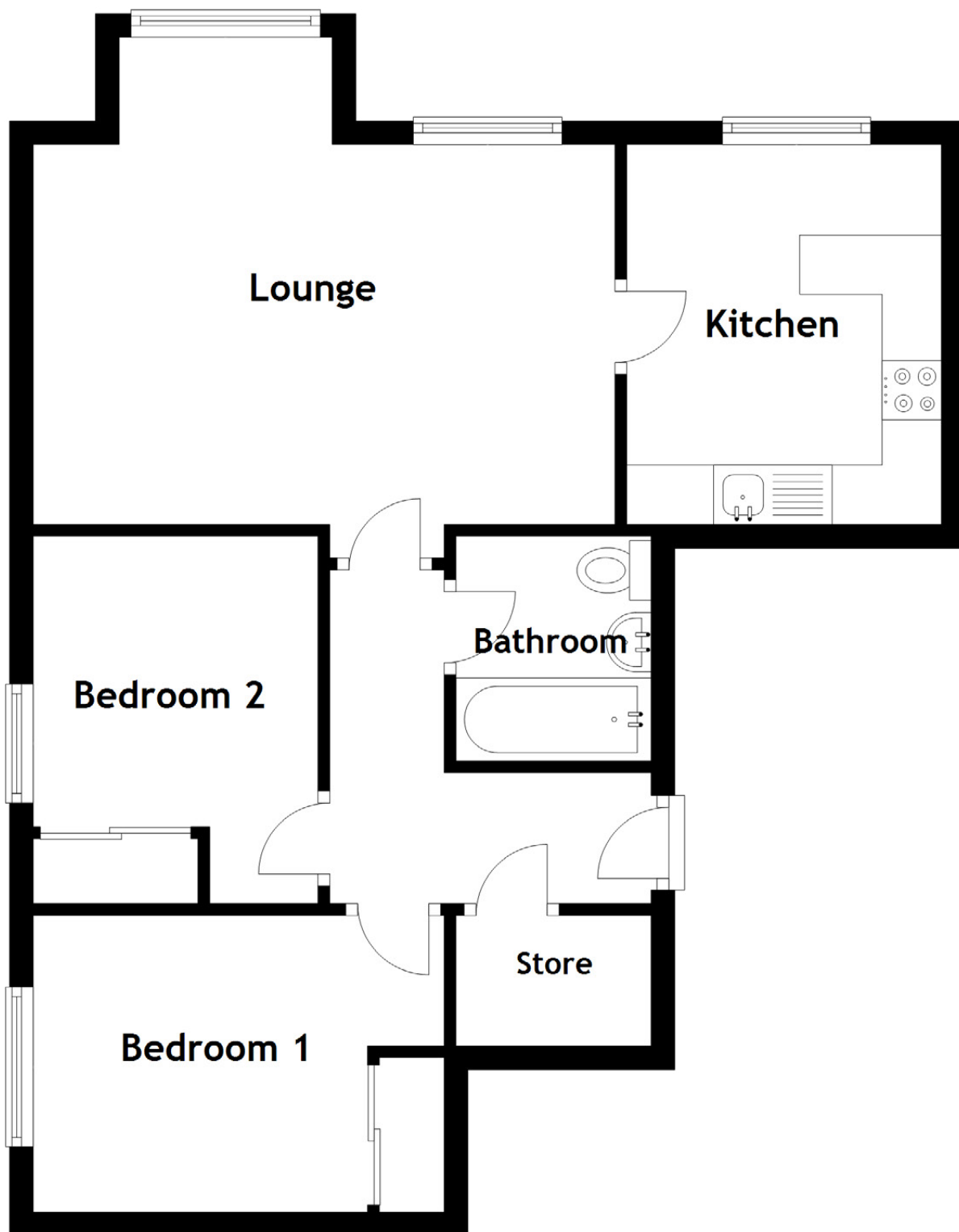






The modern bathroom is bright and fresh with grey floor and wall tiles boasting a white suite and storage under wash hand basin. A chrome heated towel rail sets off this room and the bath with side mounted taps also benefits from a Mira shower and quality glass screen over the bath.





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.28m (14'1")	Bathroom	1.89m (6'3") x 1.65m (5'5")
Kitchen	3.20m (10'6") x 2.65m (8'8")	Gross internal floor area (m <sup>2</sup> ): 57m <sup>2</sup> EPC Rating: C	
Bedroom 1	3.30m (10'10") x 2.50m (8'3")		
Bedroom 2	3.10m (10'2") x 2.40m (7'10")		





There is communal residents parking adjacent to the building.

Some properties tick all the boxes, this is certainly one of them, perfect for first-time buyers, retiree's or as a 'canny' Buy-To-Let investment, helped by the extra demand for staff accommodation requirements by the nearby Golden Jubilee and the Queen Elizabeth University Hospital. Early viewing is advised for this well-priced and well-presented apartment.

**1/2 48 Bulldale Street**



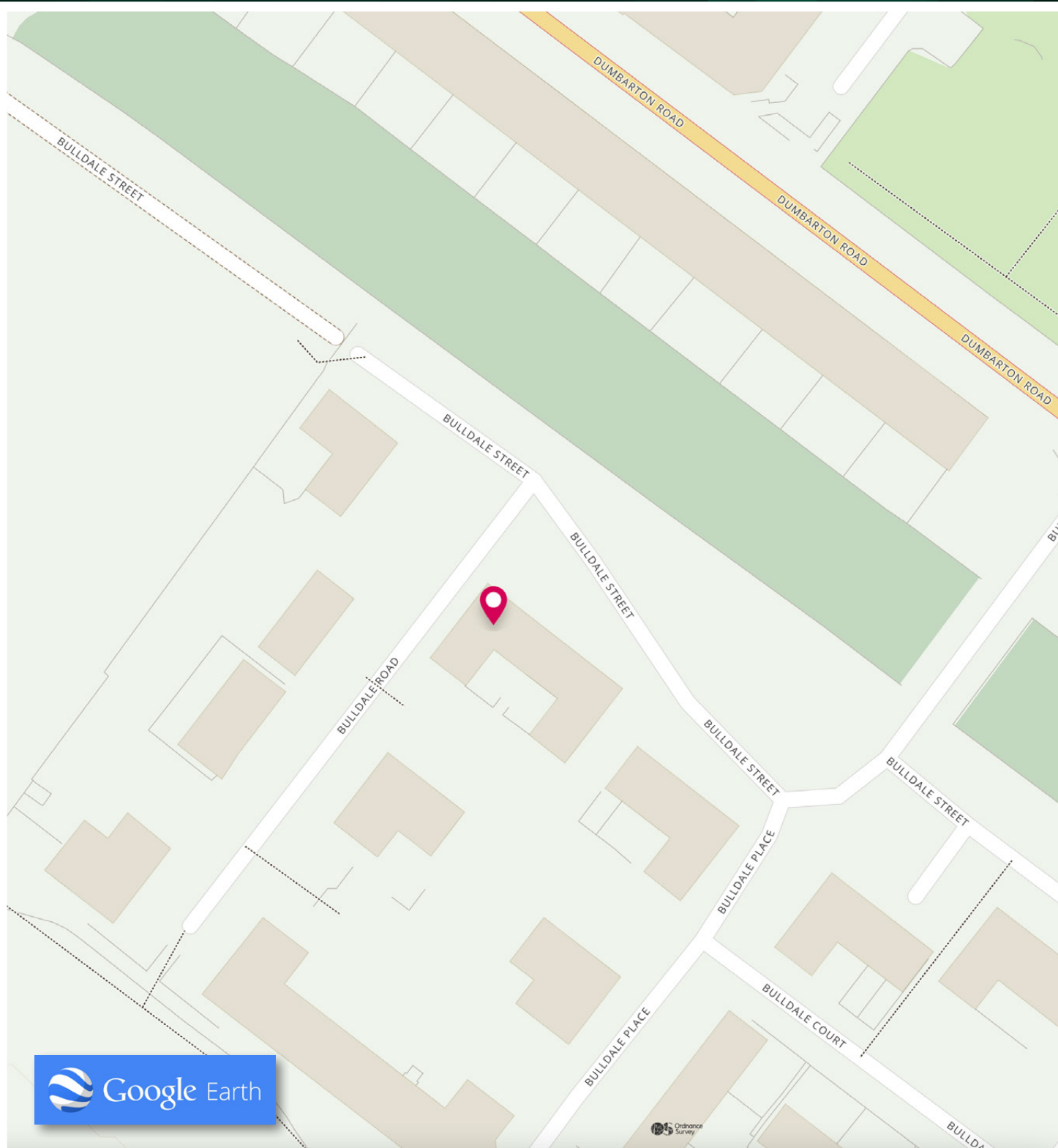


The popular area of Yoker is a great place to live and commute from. Providing an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found towards Clydebank, within the highly regarded Clydebank Shopping Centre, with an additional retail park offering an extensive range of High Street outlets.

Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and towards Clydebank. Frequent rail travel can also be found locally, and for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway, meaning all areas of central Scotland are easily accessible.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MARK WATSON**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.