

**DALLAS McMILLAN**

SOLICITORS AND ESTATE AGENTS



**Flat 0/2  
14 Elmvale Row  
Glasgow  
G21 1ND**

**Offers Over  
£55,000**





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## DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this modern 1-Bedroom Flat in a Fantastic Glasgow Location!

This stylish and well-presented 1-bedroom ground-floor flat is a fantastic opportunity for first-time buyers, young professionals, or investors looking for a property in a prime Glasgow location. Offering bright and spacious living, excellent transport links, and a range of nearby amenities, this home is the perfect blend of comfort and convenience.

The wide, wooden floor hall gives bright and open access to this flat leading to a modern living space with wooden floor providing plenty of room to relax and unwind. A well-equipped kitchen with ample storage at head and ground height and wooden worktops creates a perfect cooking environment. The double bedroom has plenty of space for bed and standing furniture with built in mirror wardrobes. A peaceful retreat with great natural light and space for storage. The stylish shower room features modern white fittings for a sleek and a functional space and walk in corner shower.

UPVC windows throughout, main supply electricity with the meter and switchgear in the hall. There is no mains gas supply. There is an air to water heat pump located externally at the rear which supplies steel panel radiators and also provides domestic hot water via an insulated hot water cylinder located in the hall cupboard. In the shower room there is an electric wall heater.

The easy access, making it ideal for a range of buyers with well-maintained and neutrally decorated, ready for you to make it your own. Located just minutes from Springburn train station, with regular bus services and easy access to the M8, making travel to Glasgow city centre and beyond quick and convenient. A short walk to shops, supermarkets, and cafes, plus easy access to Glasgow Fort and St Rollox Retail Park for shopping, dining, and entertainment. Enjoy beautiful nearby parks such as Springburn Park and Alexandra Park, offering great walking routes, cycle paths, and green open spaces. Close to Glasgow Caledonian University, Strathclyde University, and the Royal Infirmary, making it an excellent choice for students, hospital staff, or city professionals.



## ACCOMMODATION

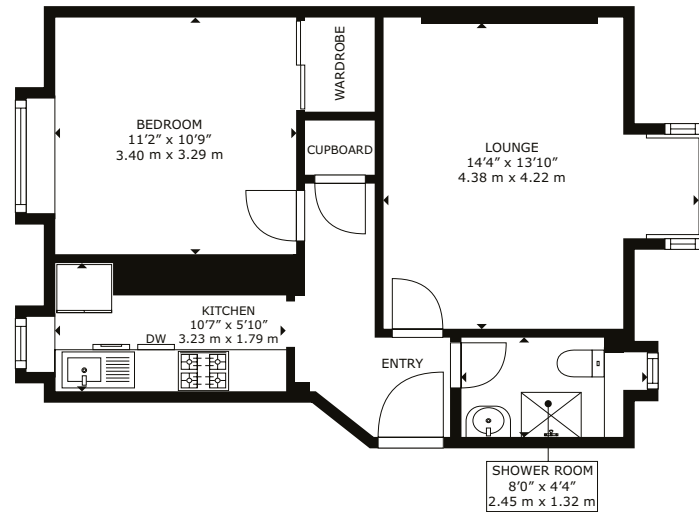
LOUNGE	14'4 x 13'10
	4.38m x 4.22m
KITCHEN	10'7 x 5'10
	3.23m x 1.79m
BEDROOM	11'2 x 10'9
	3.40m x 3.29m
SHOWER ROOM	8' x 4'4
	2.45m x 1.32m

## VIEWING

Through solicitors on **0141 333 6750**

## ENTRY

By negotiation



GROSS INTERNAL AREA  
 FLOOR PLAN = 513 sq. ft., 47 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
 Produced by Plush Plans Ltd

## TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

## DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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