

**DALLAS** McMILLAN

SOLICITORS AND ESTATE AGENTS



**Flat 2/1  
1 MacLean Street  
Kinning Park  
Glasgow  
G51 1TB**

**Offers Over  
£115,000**





## DESCRIPTION AND LOCATION

Dallas McMillan are pleased to offer to the market this well-presented two-bedroom flat, located on the second floor of a low-rise development on MacLean Street, in the popular Kinning Park area of Glasgow. The property is spacious and well-maintained, making it an excellent choice for first-time buyers, professionals, or investors.

Access is gained via a secure door entry system into a well-maintained communal close, with the flat itself benefiting from its own private front door, offering added privacy and convenience. The property also benefits from its own allocated parking space, providing secure and convenient off-street parking—a rare bonus for this central location.

Inside, the flat comprises a welcoming entrance hallway leading to all main rooms. The lounge is bright and generously sized, providing a comfortable living and dining space. Both bedrooms are double in size and offer flexibility for various living arrangements.

The kitchen is functional and traditionally styled, fitted with wall and floor units, and includes a built-in electric cooker with hob and extractor fan, as well as space for further appliances. It is practical and presents an opportunity for upgrading to suit personal taste. The bathroom features a three-piece suite with a shower over the bath and is part tiled in white, creating a clean and neutral finish.

Additional benefits include electric storage heaters, double glazing, and a peaceful location within a well-connected neighbourhood.

Kinning Park offers fantastic transport links, with the nearby subway station providing quick access to Glasgow city centre and the West End. The M8 motorway is also easily accessible for drivers. Local amenities include shops, takeaways, and cafes, with Festival Park and Bellahouston Park nearby for green space and recreation. The popular Finnieston district, SEC, and Hydro are also within easy reach.

This two-bedroom property is in a convenient city location and early viewing is recommended to appreciate the space, location, and added benefits on offer.



## ACCOMMODATION

HALLWAY	5'10" x 9'8"
LOUNGE	1.78m x 2.94m
KITCHEN	19'6" x 11'2"
BEDROOM 1	5.95m x 3.39m
BEDROOM 2	11'2" x 6'3"
BEDROOM 1	3.41m x 1.90m
BEDROOM 2	11'2" x 11'8"
BEDROOM 2	3.41m x 3.57m
BEDROOM 2	12'10" x 8'11"
BEDROOM 2	3.91m x 2.72m
BEDROOM 2	9'11" x 4'10"
BEDROOM 2	3.03m x 1.48m

## VIEWING

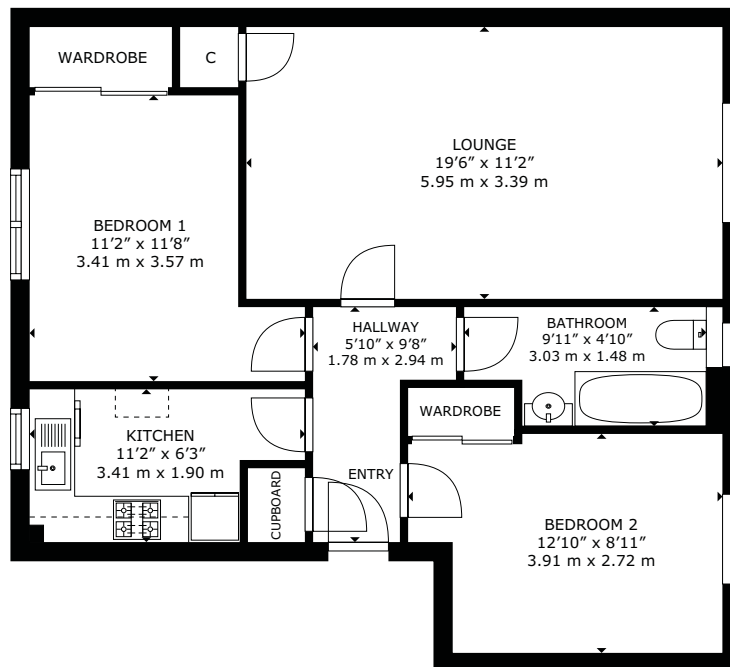
Through solicitors on **0141 333 6750**

## ENTRY

By negotiation







GROSS INTERNAL AREA  
FLOOR PLAN: 646 sq. ft., 60 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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