

2/2,3 Dixon Avenue

GOVANHILL, GLASGOW, G42 8EB



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0141 404 5474



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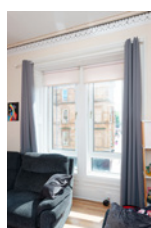
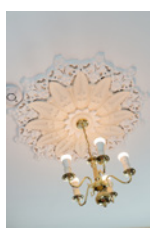
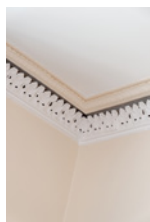


info@mcewanfraserlegal.co.uk

This spacious two-bedroom flat occupies a prestigious second-floor position within an elegant sandstone building, embodying the essence of upscale city living. Impeccably maintained, the residence exudes timeless sophistication and boasts a flawless presentation, underscoring its enduring appeal. The transport links by bus and rail are both frequent and close at hand, with Queen's Park Train Station only a short walk away. This conveniently located flat must be viewed internally to appreciate the very generous proportions of accommodation on offer.

As one would expect, room dimensions are very generous, and the accommodation has been arranged to offer both flexibility and a high level of individuality. The property gives great potential for a buyer to make their own mark.

THE LOUNGE



Upon entering through the secure entry into the residents' close, the apartment welcomes with an expansive reception hallway, setting the tone for spacious living. The bright and generously sized lounge impresses with stunning cornice work, exuding elegance and charm.

THE KITCHEN



The dining-sized kitchen, located to the rear, is equipped with a range of base and wall-mounted units, offering practicality without compromising style.





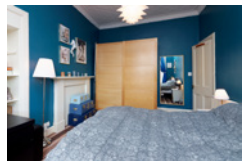
Further enhancing the apartment's appeal is the internal well-appointed bathroom, complete with basin and bath with shower over. The accommodation is completed by two well-proportioned double bedrooms, one positioned to the front and the other to the rear.

This remarkable turnkey apartment represents an outstanding opportunity and warrants viewing to fully appreciate its exceptional qualities.

THE BATHROOM



BEDROOM 1



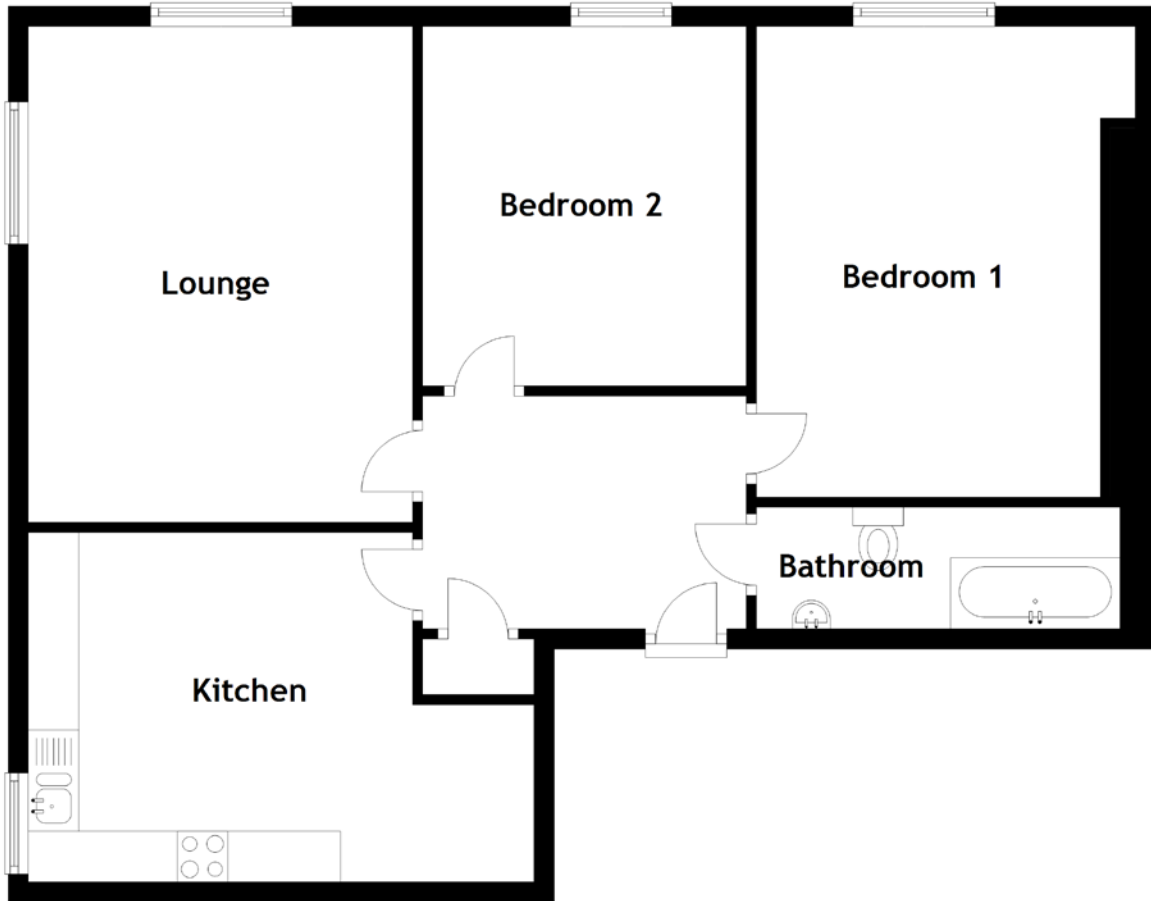
BEDROOM 2



THE VIEW



FLOOR PLAN, DIMENSIONS & MAP

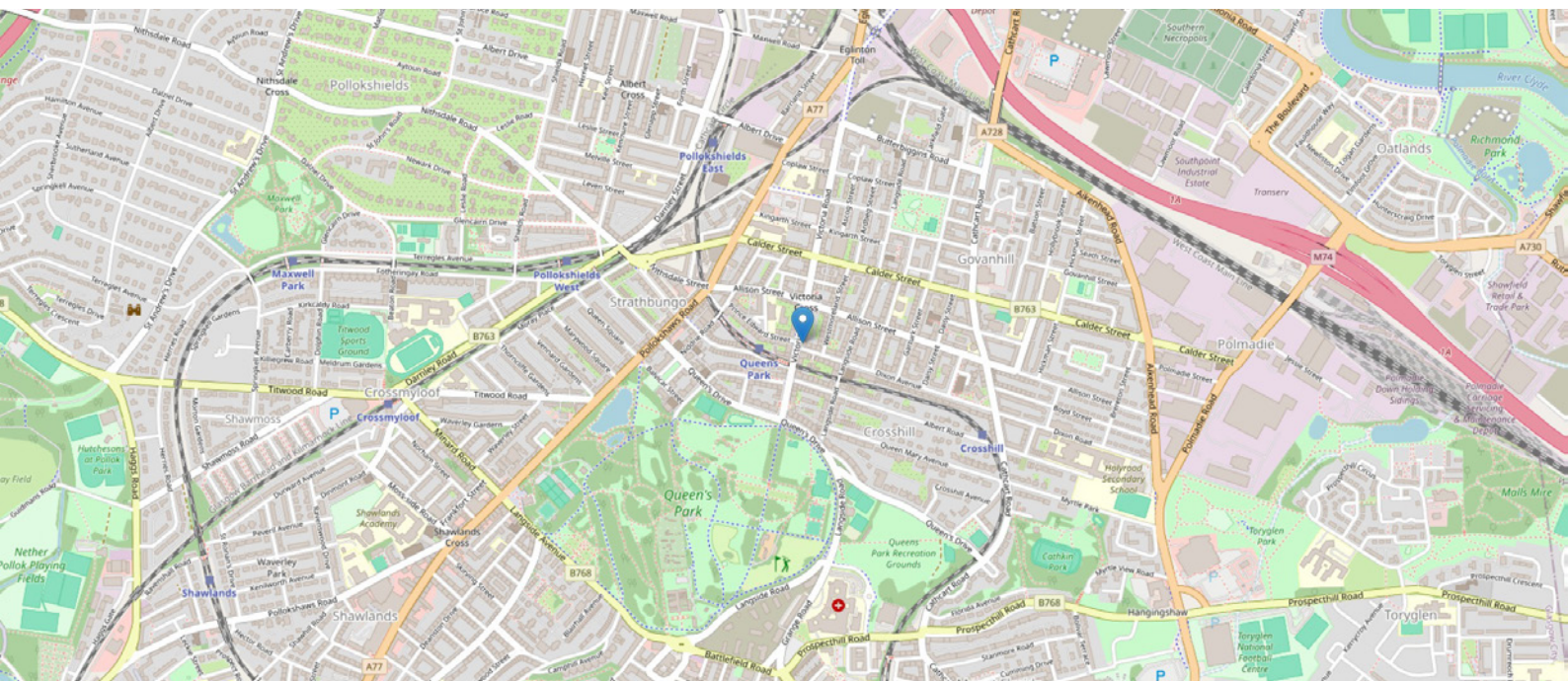


Approximate Dimensions (Taken from the widest point)

Lounge 4.90m (16'1") x 3.80m (12'6")
 Kitchen 5.00m (16'5") x 3.45m (11'4")
 Bathroom 3.60m (11'10") x 1.20m (3'11")

Bedroom 1 4.65m (15'3") x 3.40m (11'2")
 Bedroom 2 3.55m (11'8") x 3.20m (10'6")

Gross internal floor area (m²): 78m²
 EPC Rating: C



THE LOCATION

Situated in the vibrant and sought-after Queen's Park area, residents benefit from an eclectic mix of cafes, bars, shops, eateries, and excellent transport links, further enriching the lifestyle appeal of this prime location.





The property is positioned within walking distance of shops and amenities on Cathcart Road. Further afield, Victoria Road and Kilmarnock Road offer thriving coffee shops, restaurants, and delicatessens. More extensive amenities are available at the Morrisons store at Newlands, the Marks and Spencer store at Queens Park or the Asda superstore at Toryglen.

Recreational pursuits are varied, including Queens Park which features nature walks and trails, the Glass House, all-weather football pitches and tennis courts and a fortnightly farmers market can be found. Schooling is available locally at both primary and secondary levels. Frequent public transport services provide rapid commuter access to the city centre. The local railway station is within a short stroll.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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