

Flat 2/1, 32 McPhail Street

CALTON, GLASGOW, G40 1AN



Excellent two-bed city apartment, walk-in condition, very popular location



0141 404 5474



www.mcewanfraserlegal.co.uk

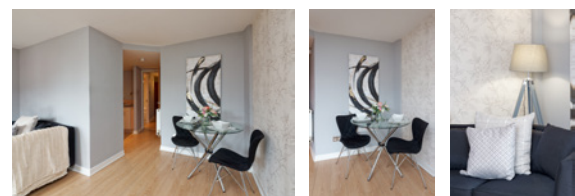


info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this stunning two-bedroom modern apartment, presented in absolute walk-in condition and set within a very popular, vibrant and close to the city centre location.

THE LOUNGE/KITCHEN



The accommodation comprises a bright and very spacious open-plan lounge/kitchen, the proportions of which are excellent for a modern flat. The natural ambience of this room is evident, from the large French doors and Juliet balcony, which flood the room with an abundance of natural light, to the quality wooden flooring.



The kitchen is an easy and convenient space to work in, benefiting from stylish slab units along with a gas hob and an electric oven. The integrated appliances include a washing machine and fridge freezer.





There are two stylish and wonderfully bright double bedrooms in this apartment, both have built-in storage and ample room for freestanding furniture. The tiled bathroom is bright and fresh and contains a suite with a bath and shower, along with a stylish pedestal and bowl sink.

The handy storage cupboard off the hallway helps to ensure this apartment is always clutter-free. The apartment is kept warm and comfortable via double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2



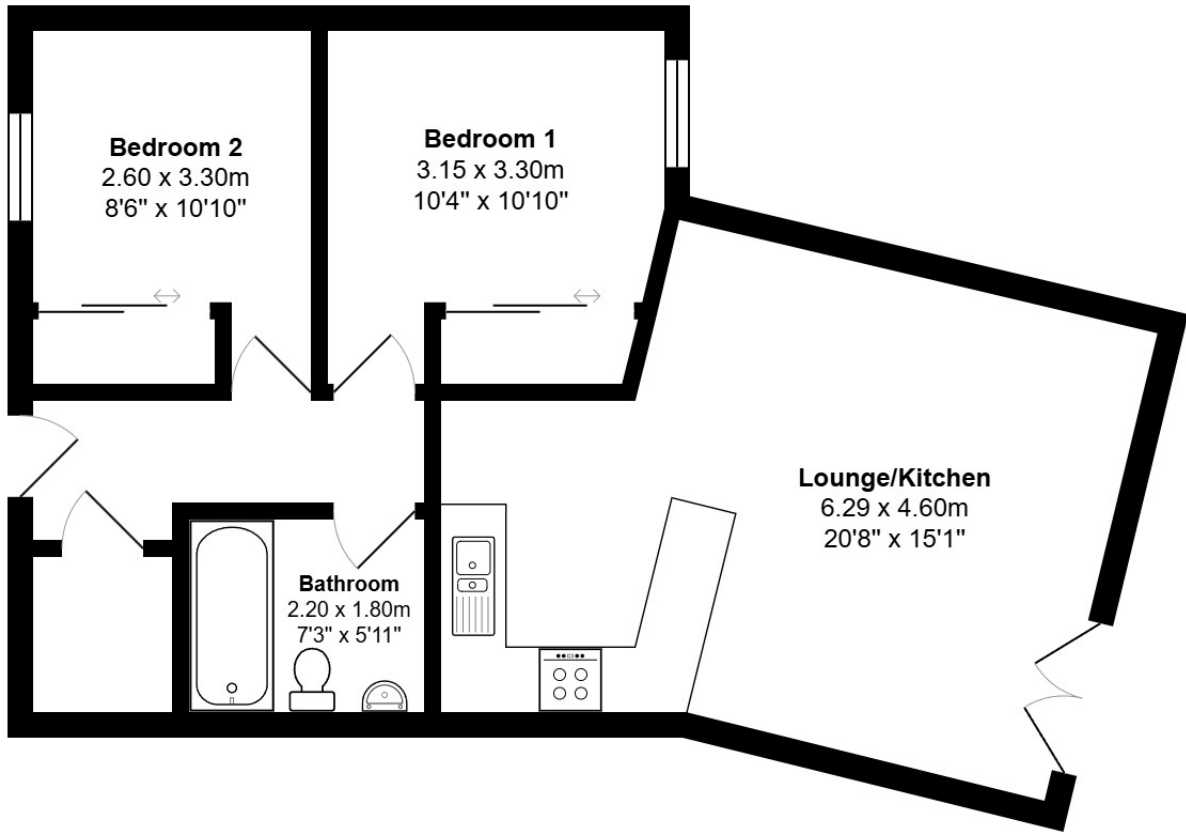
EXTERNALS



With city-centre living, security and convenience are always an important factor and this apartment caters well for them, with secure entry, lift service and allocated private parking including communal space to the rear.

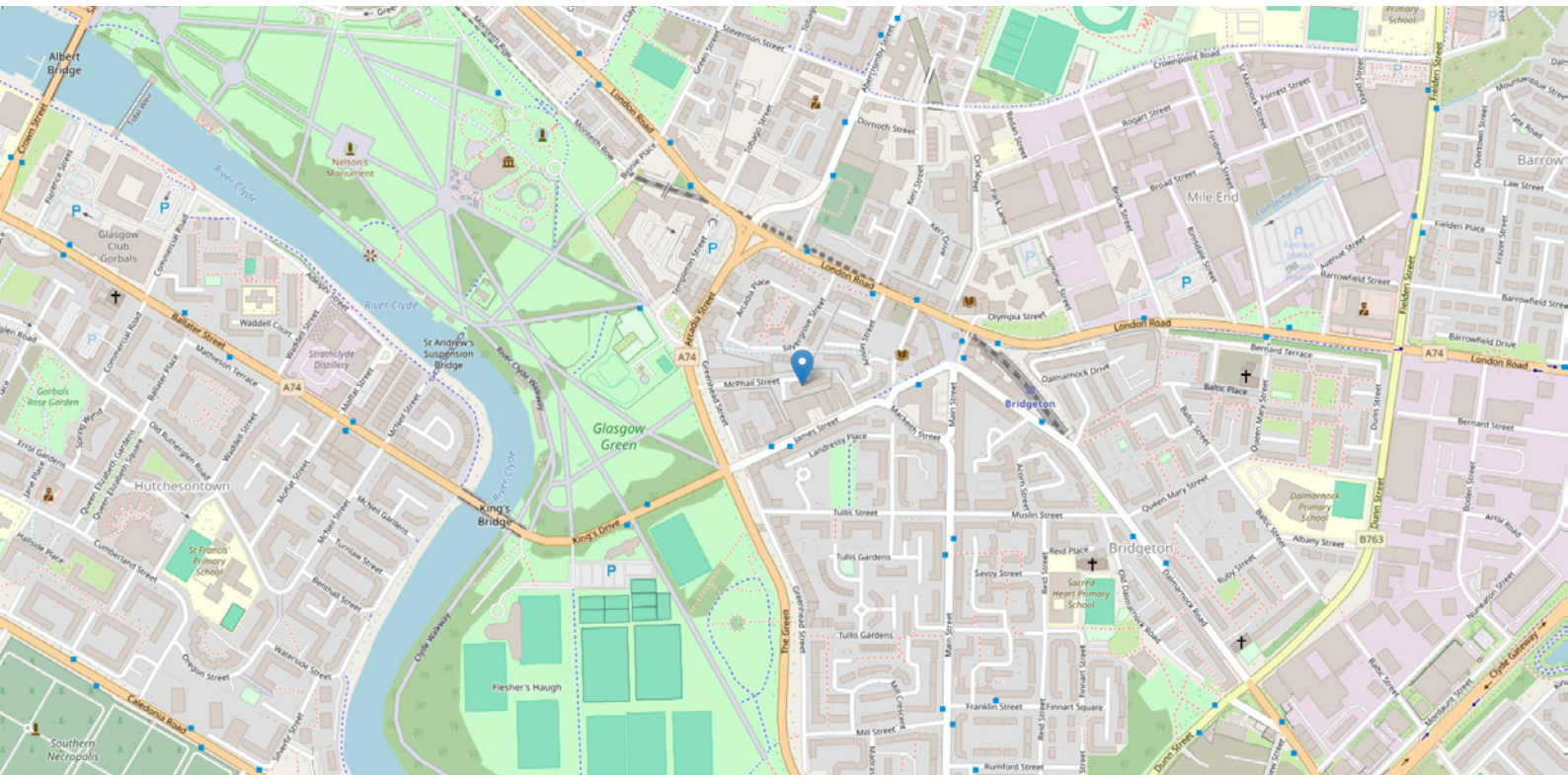
Given the close proximity to 'Glasgow Green', with all its festivals and events, and all the bars, restaurants and cafes that the city centre has to offer only 10 minutes away, this is sure to be a very popular apartment. Early viewing is advised.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m²
EPC Rating: B



THE LOCATION

This spacious apartment is set in the popular area of McPhail Street, just overlooking Glasgow Green and the People's Palace. The property exudes quality and is perfect for any couple seeking a great space to cater for their busy lifestyles. The location is perfect too; at the heart of a major regeneration initiative and only a short walk from Glasgow city centre.





Living here means you are a mere ten minutes walk away from Glasgow city centre and some of the best shopping in the UK, not to mention outstanding nightlife as well. Closer still is the vibrant Merchant City, offering shops, restaurants, pubs and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. On your doorstep, you will find more bars and restaurants as well as a gym, nursery and even a cafe with jazz music every Sunday. Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES

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.