

62 Batson Street

GOVANHILL, GLASGOW, G42 7HG



*BRIGHT & SPACIOUS TWO-BEDROOM
END-TERRACE HOMEBUYER'S PREMIUM*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to present this two-bedroom end-of-terrace home. The property offers a perfect blend of space, style, and convenience. Ideally suited for first-time buyers, young families, or those looking to downsize, the property boasts elegant proportions, high-quality fittings, and a prime location close to Glasgow city centre.

Step through the front door into a generously sized living room, bathed in natural light, creating a warm and inviting atmosphere. The spacious kitchen/diner features a practical U-shaped layout, providing ample storage and workspace. A door leads out to the immaculate, private rear garden, a tranquil retreat complete with a large shed, perfect for additional storage.

The Property





Upstairs, you'll find two well-proportioned bedrooms, both fitted with built-in wardrobes, offering plenty of storage. The modern bathroom has been recently renovated and is in excellent condition, adding a touch of luxury to everyday living. Access to the loft can be found in the middle of the hallway.

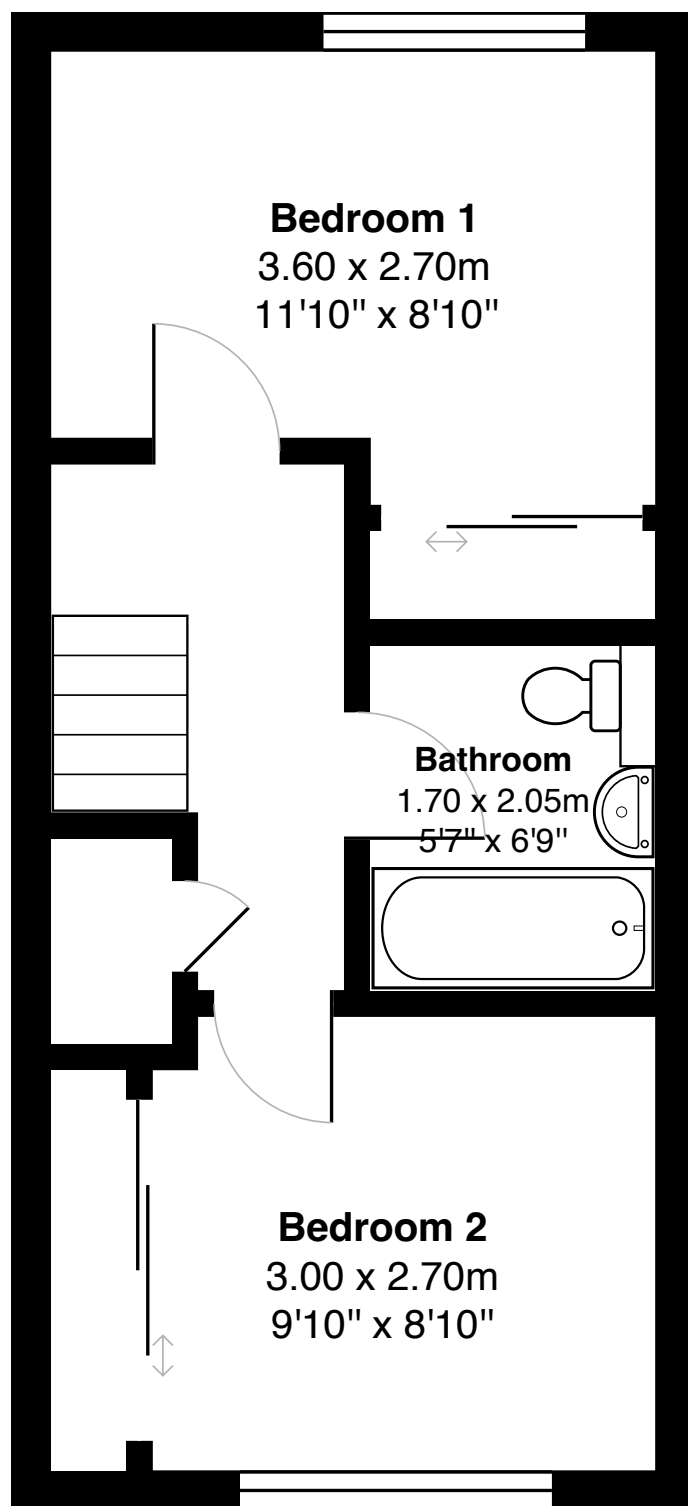
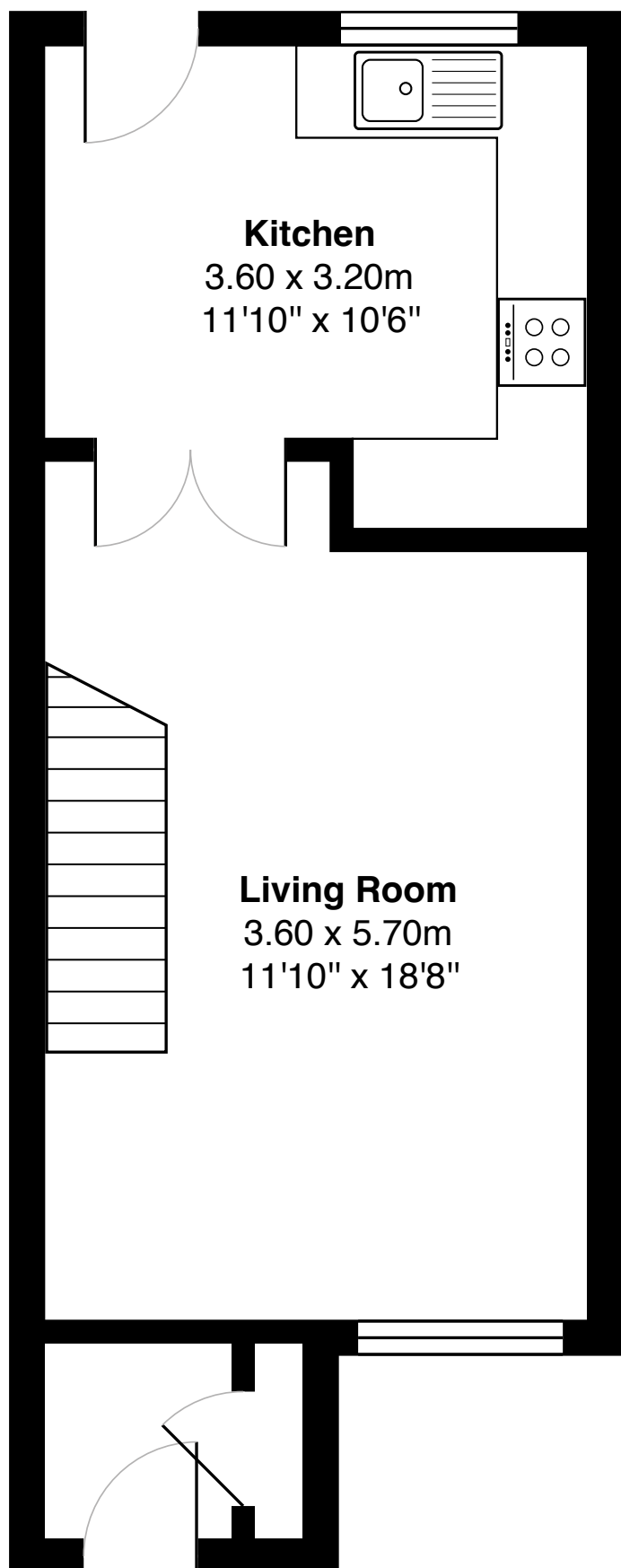




Bedroom 2







Gross internal floor area (m²): 61m²

EPC Rating: C



Externally, the property benefits from a low-maintenance, private rear garden, perfect for outdoor relaxation, along with unrestricted on-street parking at the front.



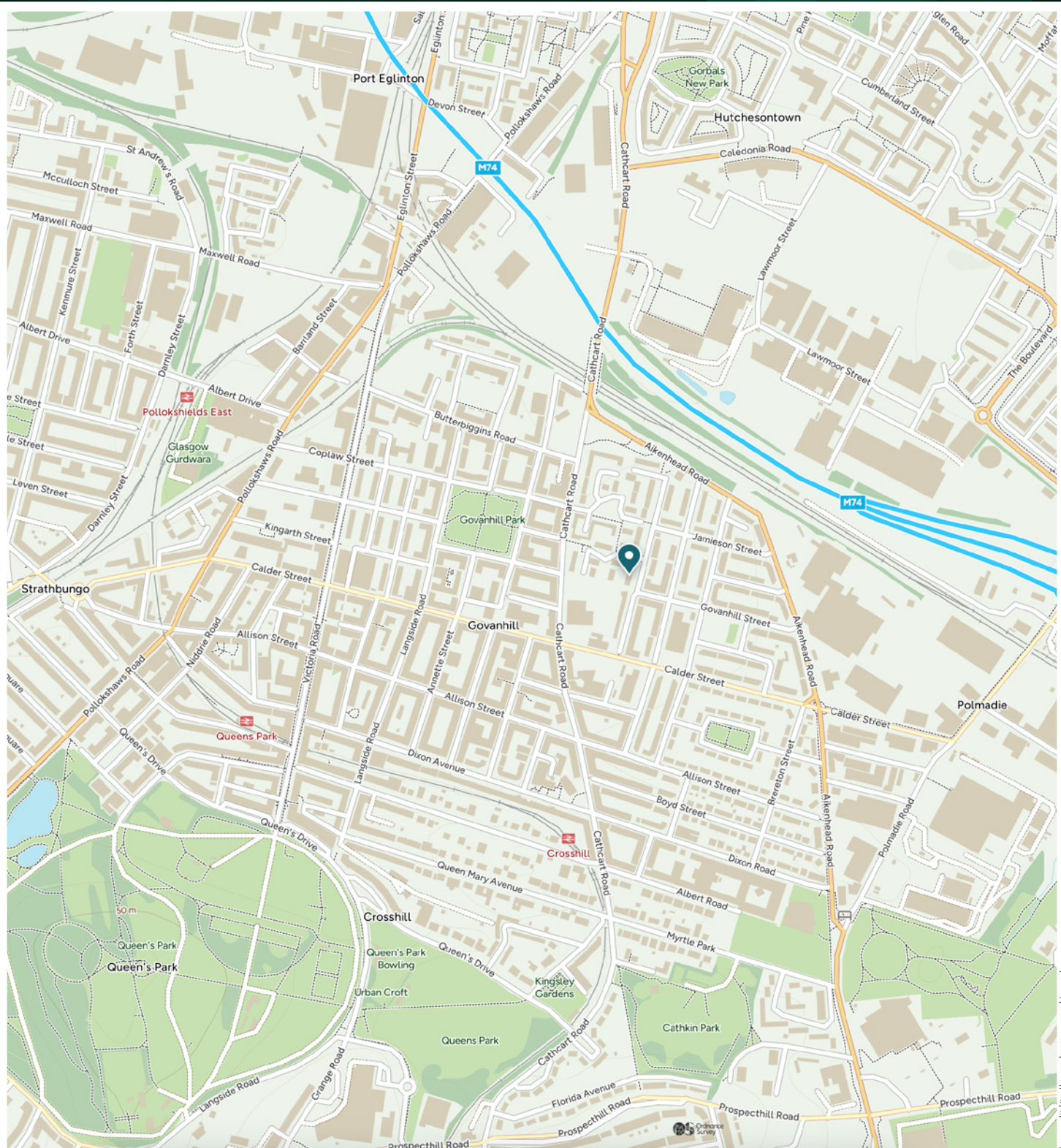


QUEENS PARK

This charming end-of-terrace home sits in one of Glasgow's most sought-after Southside neighbourhoods, perfectly positioned just 1.5 miles from the city centre. The area boasts outstanding transport links, with Queens Park Railway Station (0.4 miles) offering swift 10-minute connections to Glasgow Central, while frequent bus services along Victoria Road provide easy access across the city. Families will appreciate the proximity to highly regarded schools like St Bride's Primary and Holyrood Secondary, alongside the green expanse of Queens Park – ideal for leisurely walks and outdoor activities.

The vibrant local scene shines along Victoria Road, just a 5-minute stroll away, where you'll find a mix of independent cafes, boutique shops, and supermarkets like Lidl and Tesco. Culture lovers are minutes from the Tramway Theatre and The Glad Café, while Shawlands Arcade offers further shopping and dining options. For sports and fitness, Glasgow Club Pollokshaws leisure centre and the scenic Cathkin Braes Country Park are easily accessible. Blending city convenience with a tight-knit community feel, this location is perfect for professionals, families, and first-time buyers alike. With excellent schools, transport, and amenities all on your doorstep, 62 Batson Street delivers the best of Glasgow living – all within a quiet, residential setting. Don't miss the chance to make this fantastic area your home.

The Location



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 2021 TIMES



Text and description
NARI BHANDARI
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 only 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 from 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.