



*RARELY AVAILABLE 2 BED UPPER  
COTTAGE FLAT IN CENTRAL LOCATION*



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McEwan Fraser Legal is delighted to present 323 Fulton Street to the market chain free. Rarely available within this ever-popular pocket, this beautifully presented upper cottage flat offers bright, spacious accommodation, a generous garden and two excellent double bedrooms, making it an ideal purchase for first-time buyers, downsizers and investors alike.

A private entrance welcomes you into the property, where stairs lead to a spacious upper landing providing access to all accommodation. The impressive lounge is flooded with natural light from the large back-facing window, creating a warm and inviting space to relax or entertain. Tastefully decorated with contemporary feature walls, it is a room that immediately feels like home.

## The Property



The well-appointed galley-style kitchen has been thoughtfully designed to maximise both storage and worktop space, with a range of fitted units, integrated dishwasher, electric cooker and ample room for everyday cooking. The top loading washing machine is included in sale.



Both bedrooms are generous doubles, each offering excellent proportions, built in storage and flexibility. The principal bedroom is bright and stylish, comfortably accommodating a full suite of furniture while still providing plenty of space to spare. The second bedroom is equally impressive in size and would make an ideal guest room, home office or nursery.





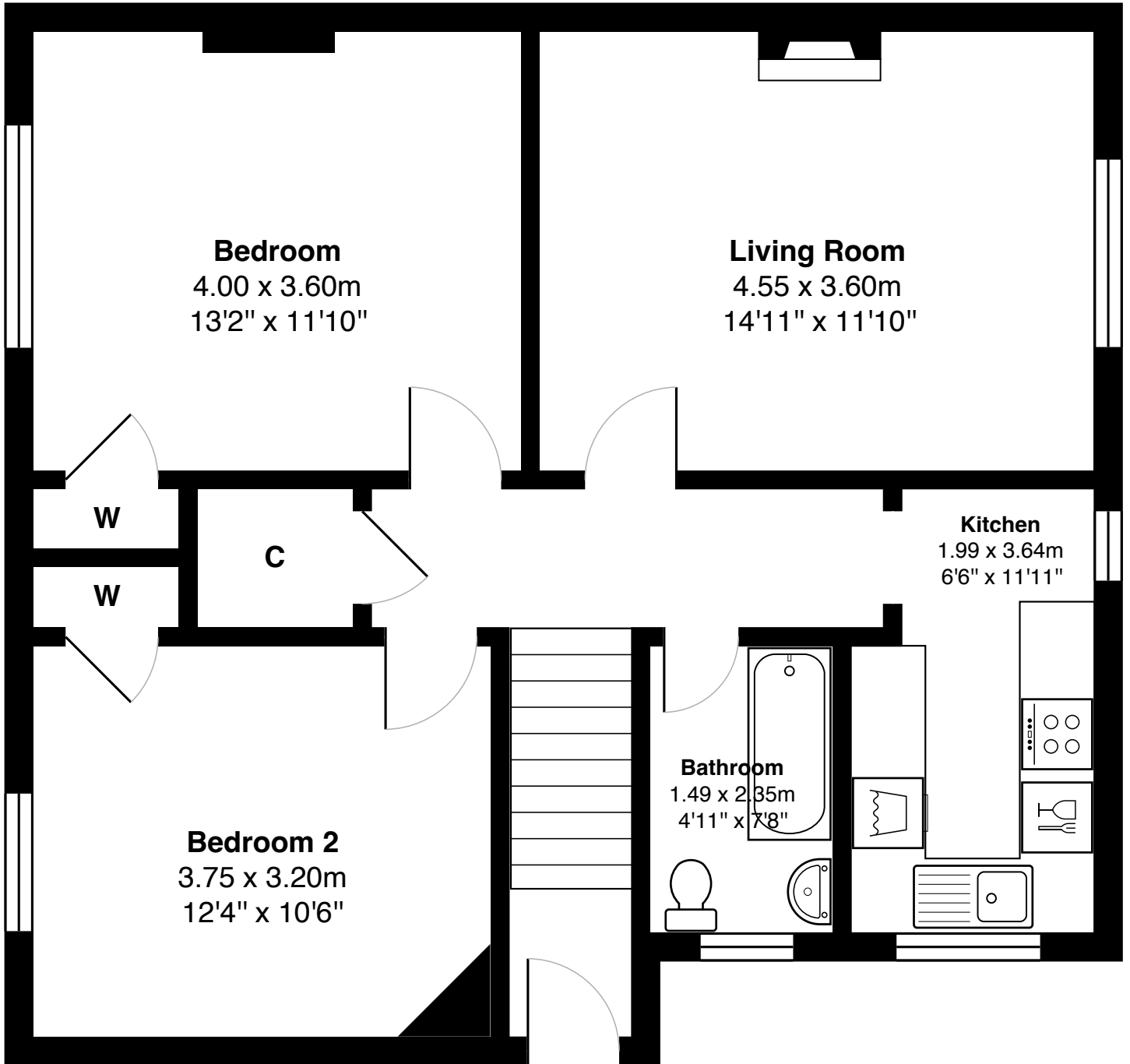
**Bedroom 2**





Completing the accommodation is the modern family bathroom, fitted with a white three-piece suite, electric shower and finished with contemporary tiling.





Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C



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Externally, the property enjoys a shared rear garden, laid mainly to lawn with a metal shed and awning, complete with electric and a useful timber garden store. The outdoor space offers plenty of room for relaxing, entertaining or enjoying the warmer months.

Further benefits include gas central heating, double glazing, excellent storage throughout, including ladder access to the expansive loft, and unrestricted on-street parking.

Situated in the highly desirable district of Glasgow, Fulton Street is ideally positioned for a wide range of local amenities including shops, cafés, supermarkets and leisure facilities. Excellent public transport links and nearby road networks provide easy access to Glasgow City Centre, the West End and beyond, while well-regarded schools and attractive green spaces are all within easy reach.

Early viewing is highly recommended to appreciate the generous accommodation, fantastic outdoor space and sought-after location this rarely available home has to offer.

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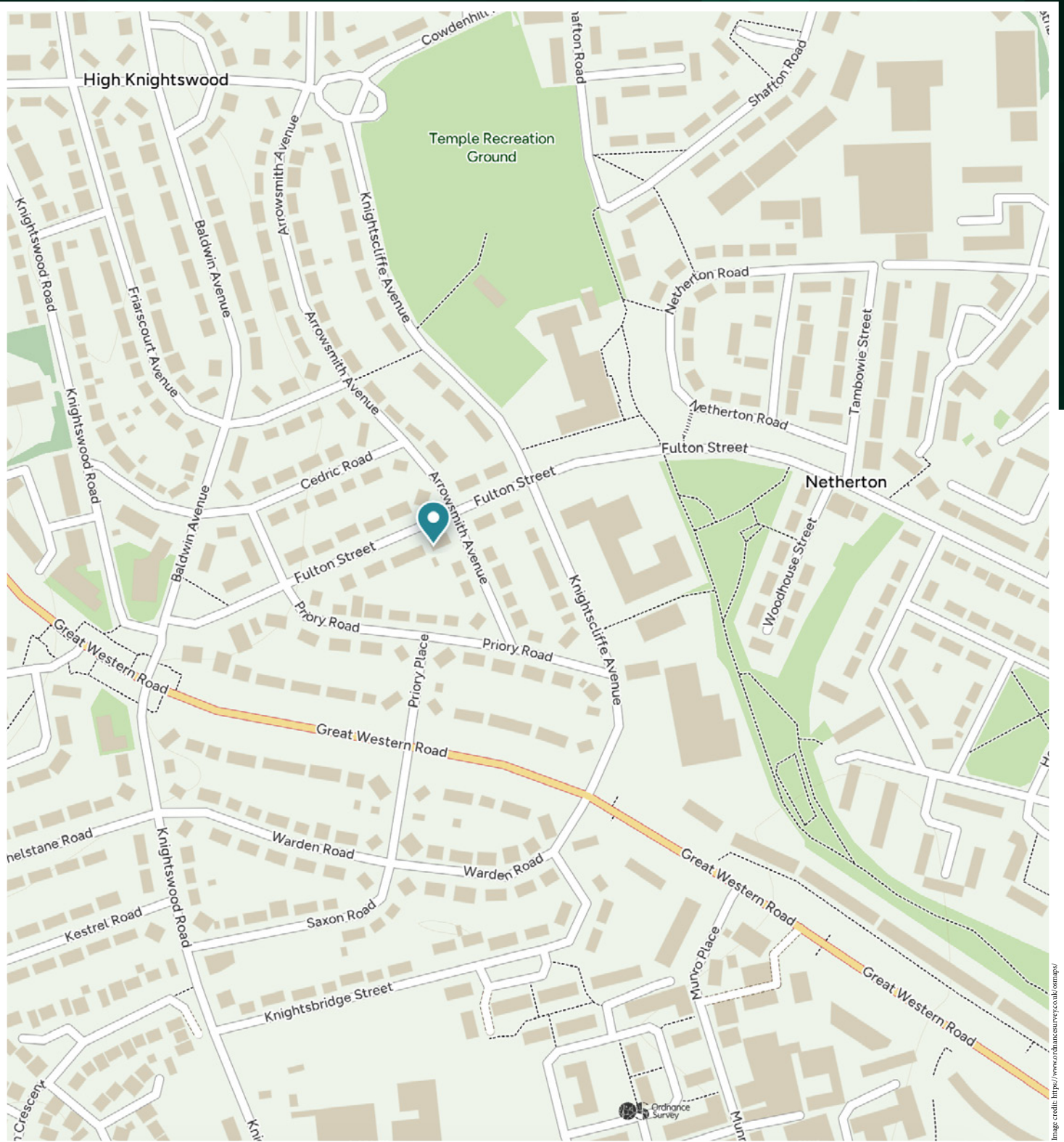


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Situated in a well-established residential setting, the property enjoys an outstanding location that balances everyday convenience with excellent connectivity. Local amenities within easy reach include Aldi, Marks & Spencer Simply Food, and the extensive retail offering at Anniesland Cross, with supermarkets, independent retailers, cafés, restaurants, and convenience stores. Larger retail parks, leisure facilities, healthcare services, and fitness centres are also close by. Recreational opportunities are plentiful, with parks, green spaces, and walking routes nearby. Well-regarded primary and secondary schools are within easy reach, appealing to first-time buyers, professionals, downsizers, and families alike.

For commuters, Anniesland Railway Station is within walking distance, offering regular services to Glasgow City Centre, the West End, and beyond. Frequent bus services operate nearby, while excellent road links place the Clyde Tunnel, Clydeside Expressway, and M8 motorway network within easy reach, allowing straightforward travel throughout Glasgow and across Scotland's Central Belt. With its excellent amenities, outstanding transport connections, and established residential surroundings, this location continues to prove highly desirable for a broad range of purchasers, offering an exceptional lifestyle with convenience at its heart.

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# McEwan Fraser Legal

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