



A MODERN TWO BEDROOM FLAT WITHIN A SOUGHT AFTER DEVELOPMENT CLOSE TO ST GEORGES CROSS



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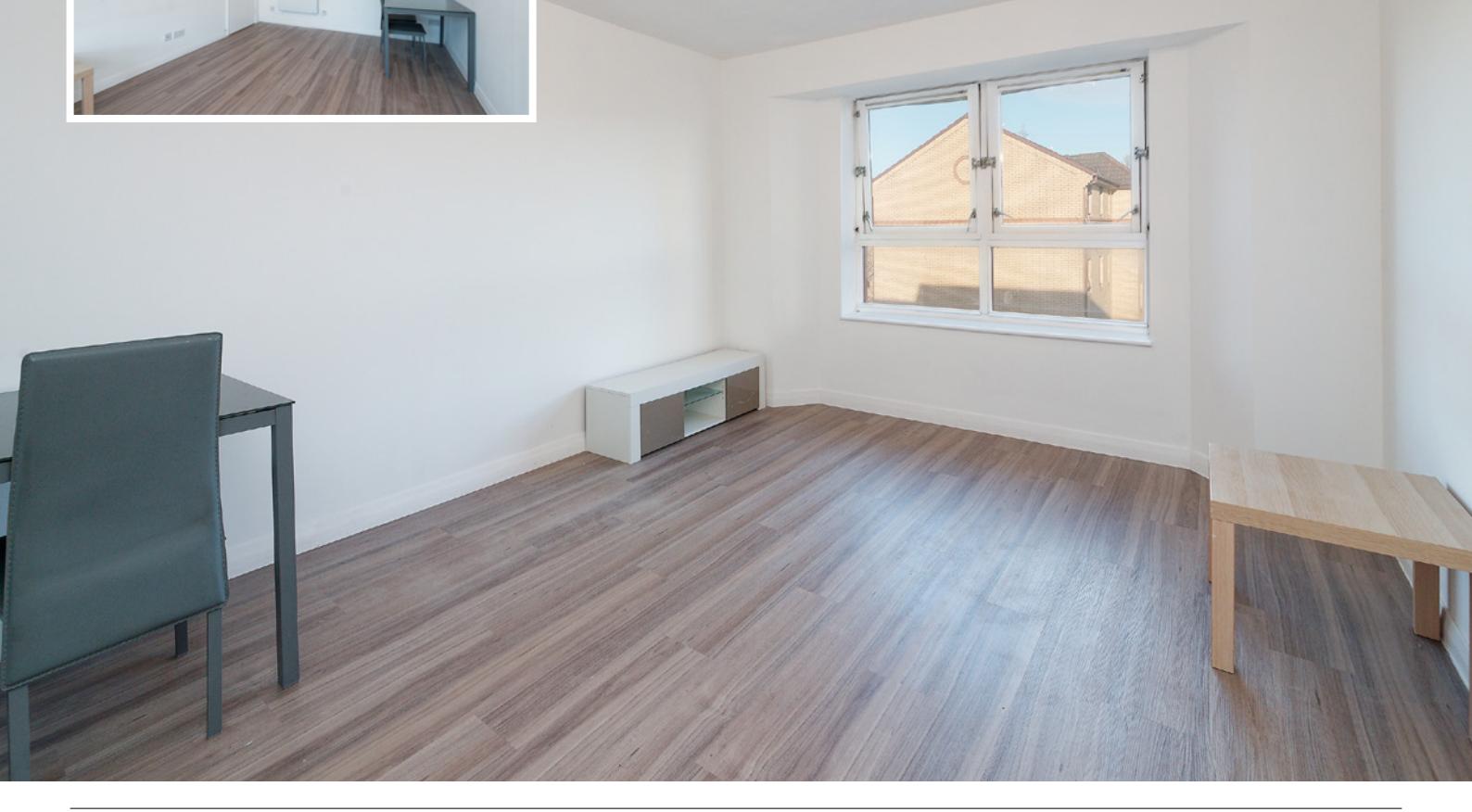


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McEwan Fraser Legal is delighted to present 10H Grovepark Gardens. This beautifully presented two-bedroom flat offers excellent space, a newly fitted kitchen and a fully refurbished bathroom, all set within an outstanding location. It is an ideal purchase for first-time buyers, professionals or anyone looking for quick and easy access to Glasgow city centre.

On entering the property, you are welcomed into a bright and spacious hallway which provides access to all rooms. The bathroom is positioned to the left, straight ahead is the second bedroom and the generous lounge, while the modern kitchen and the main bedroom are located to the right. The flat has recently been renovated throughout and is finished to a very high standard.

The lounge is one of the standout features of the home. It is impressive in size, and the large window allows plenty of natural light to flood the room, creating a warm and comfortable space. The décor is fresh and neutral with crisp white walls, offering the perfect blank canvas for a new owner to personalise.



The kitchen has been newly fitted and is laid out in a practical L-shaped design. It includes an electric cooker, space for free-standing appliances, and excellent storage. A window brings in natural light, making it a bright and pleasant space for cooking and everyday use.





Both bedrooms are well-proportioned doubles and are bright and freshly finished with new flooring throughout. The main bedroom also benefits from a built-in wardrobe.



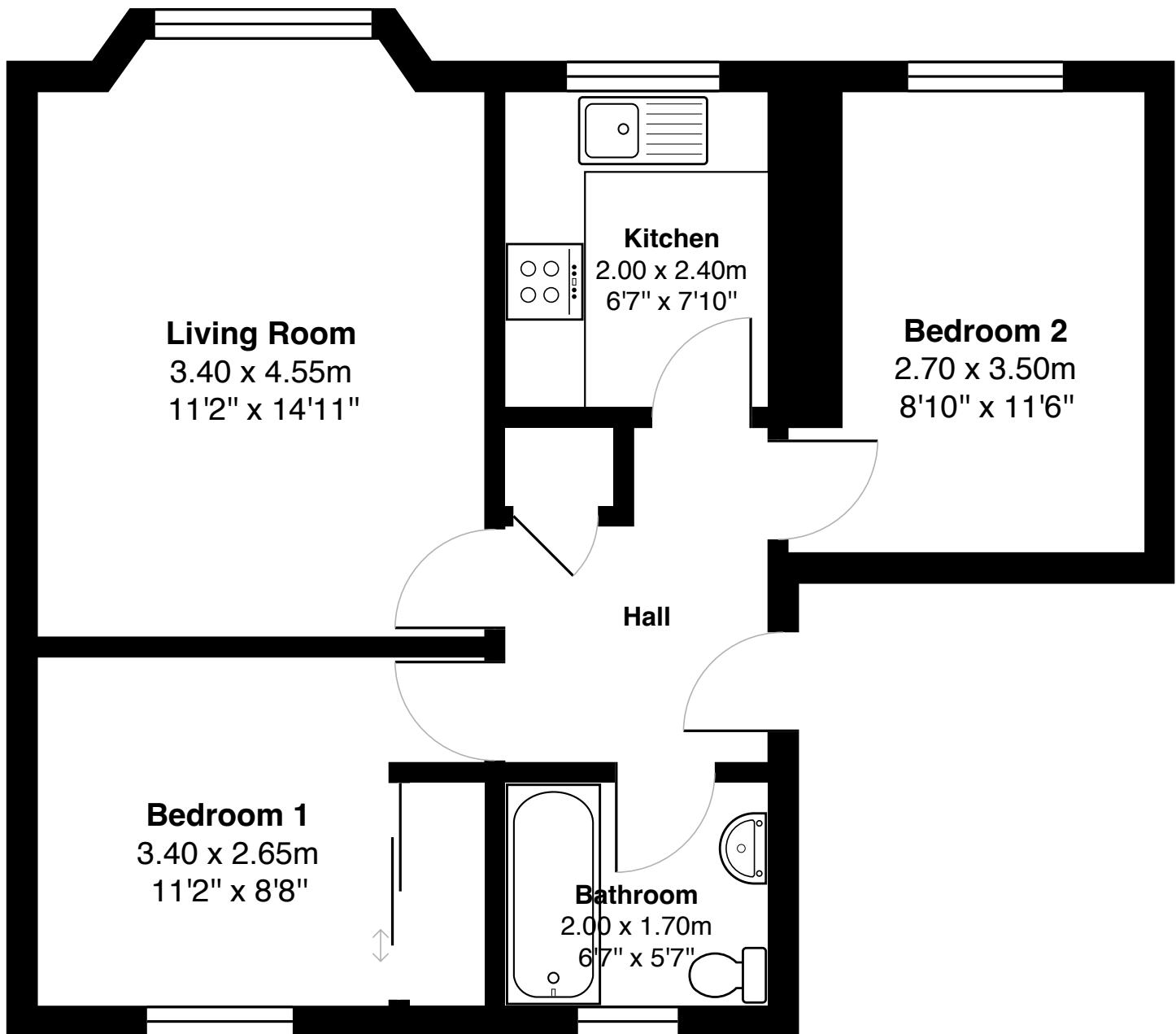


## Bedroom 2



The accommodation is completed by a newly fitted modern bathroom, finished to a high standard and featuring a brand new bath with overhead shower, new basin and new toilet.





Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>

EPC Rating: D

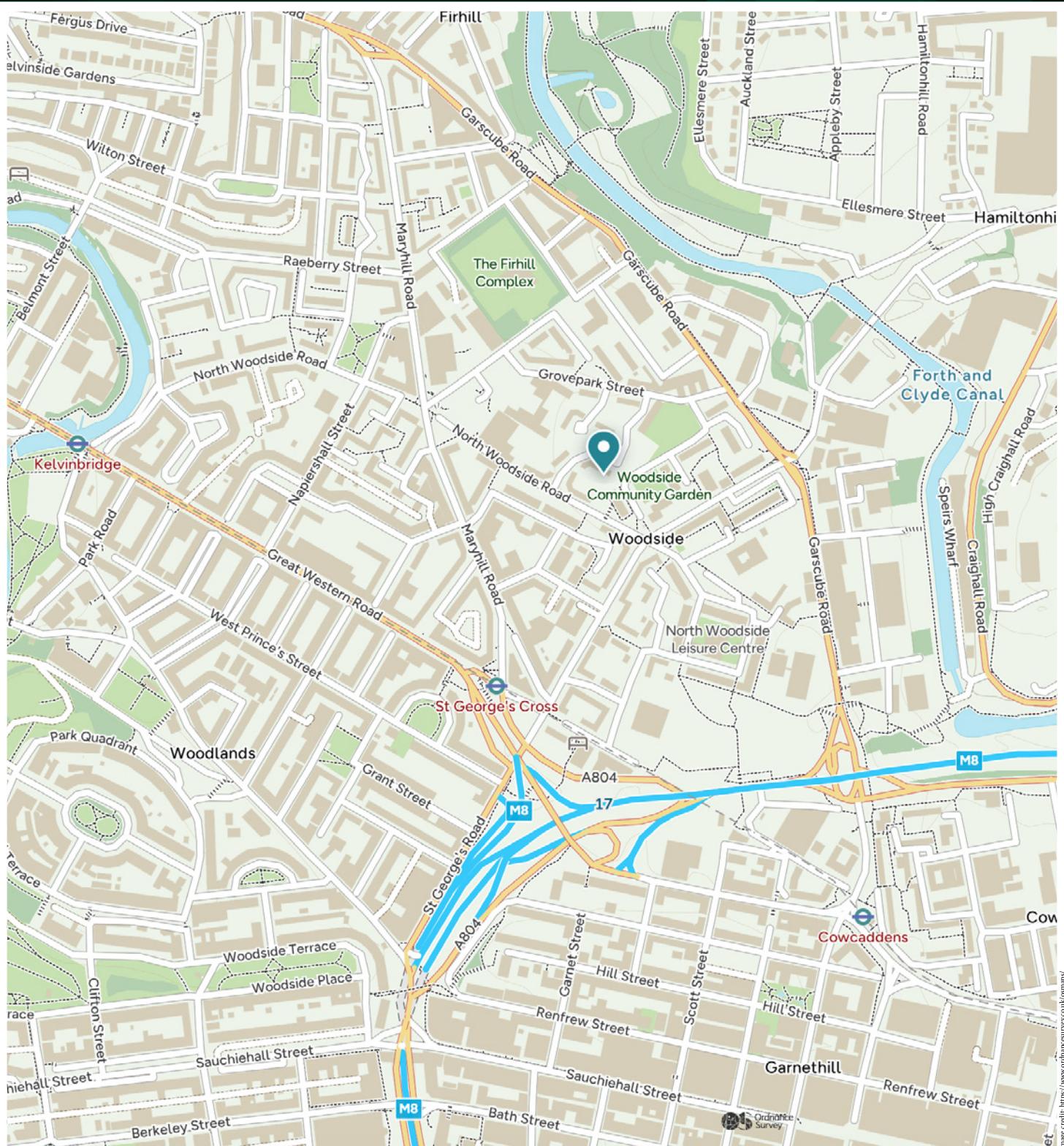


Further benefits include designated resident parking and well-maintained communal garden grounds. The property is presented in true walk-in condition, and early viewing is highly recommended.



Grovepark Gardens is ideally positioned to take advantage of the many independent shops, cafés, bars and restaurants nearby. Transport links are excellent with easy access to the City Centre, West End and beyond. The location is particularly convenient for Glasgow University, Glasgow Caledonian University and Glasgow School of Art, while St Georges Cross underground station, major motorway routes and frequent public transport links are all close at hand.





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