




McEwan Fraser Legal

Solicitors & Estate Agents

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3/1, 29 Annette Street

GLASGOW, G42 8YB

31, 29 ANNETTE STREET

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29 Annette Street is conveniently nestled off Pollokshaws Road in the shadow of lovely Queen's Park. There is a full range of local amenities including shops, supermarkets and restaurants. The area benefits from excellent public transport services which provide first-class commuting links to Glasgow city centre, the west end and beyond. There are three train stations within easy reach (Pollokshields West, Queens Park and Crosshill), and a wide selection of bus services along Pollokshaws Road. The M74\M8 motorway network is also easily accessible.

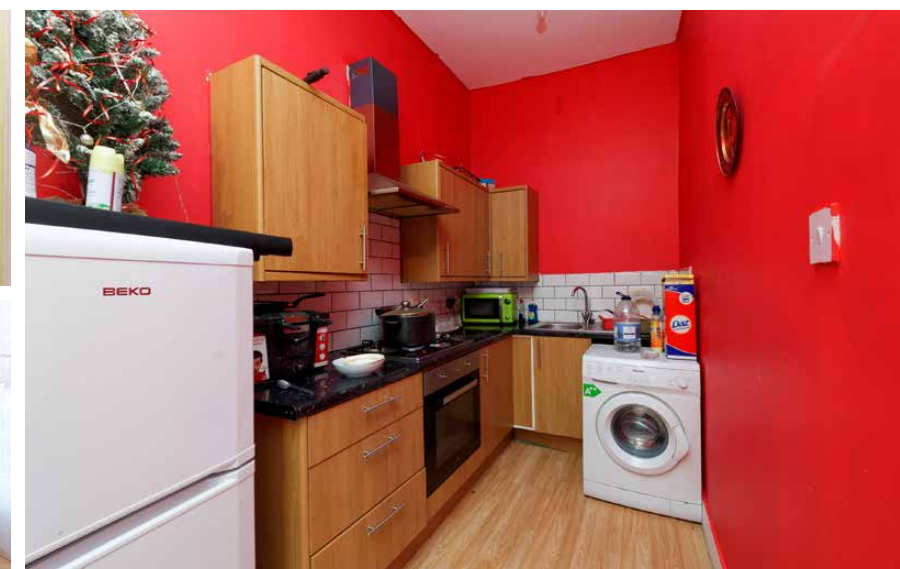
We are delighted to bring to the market this excellent two-bed apartment, set in this ever popular area of the south side. It's an area that is well known for its neighbourly spirit and the flat is set in the heart of this vibrant community.

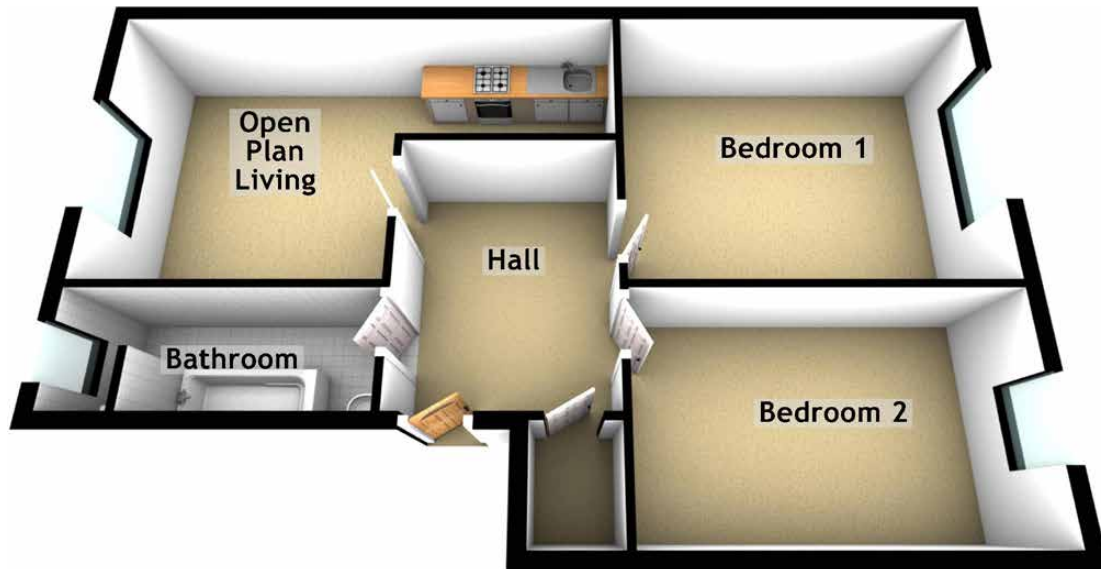
The accommodation consists of a bright and relaxing lounge/kitchen/diner that's flooded with natural light. The room layout offers the benefit of a dining area and plenty of flexibility with the furniture configuration. The kitchen is perfect for the apartment, finished in a range of natural wood fitted units, with an electric oven and gas hob. It features ample space for the fridge-freezer and washing machine. The bedrooms are

both a good size and offer ample space for free-standing furniture. The tiled bathroom contains a white suite, with a tap fed shower over the bath thereby ensuring an instant supply of piping hot water for showers.

The home is kept warm and comfortable via the double glazing and gas central heating.

This little gem of an apartment is ideally priced and offers excellent value for money for any first-time buyers or even a great investment property for a smart Buy-to-let investor. Some properties seem to tick the boxes, this is one of them. Early viewing advised.





Approximate Dimensions (Taken from the widest point)

Open Plan Living	3.60m (11'10") x 3.60m (11'10")
Bedroom 1	4.50m (14'9") x 3.60m (11'10")
Bedroom 2	4.50m (14'9") x 2.80m (9'2")
Bathroom	3.60m (11'10") x 1.40m (4'7")

Gross internal floor area (m²): 65m² | EPC Rating: D

Extras (Included in the sale):
 Freestanding appliances may be available by separate negotiation

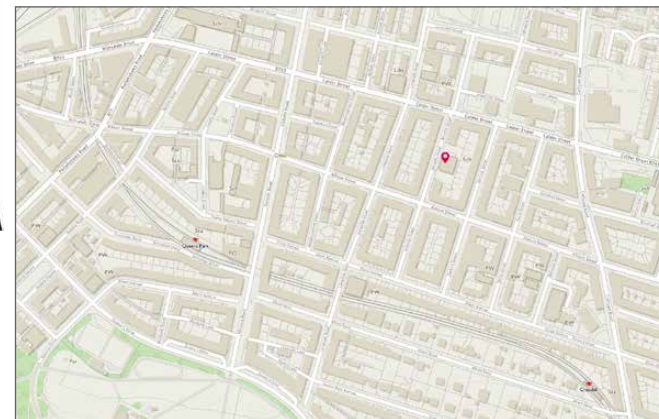


Image credit: <https://www.vorthanemurveys.co.uk/company/>


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**Part
 Exchange
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Text and description
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 Photographer



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