

0/2, 1724 Great Western Road

GLASGOW, G13 2TQ



Bright, spacious and exceptionally homely three-bedroom ground floor flat in popular Anniesland



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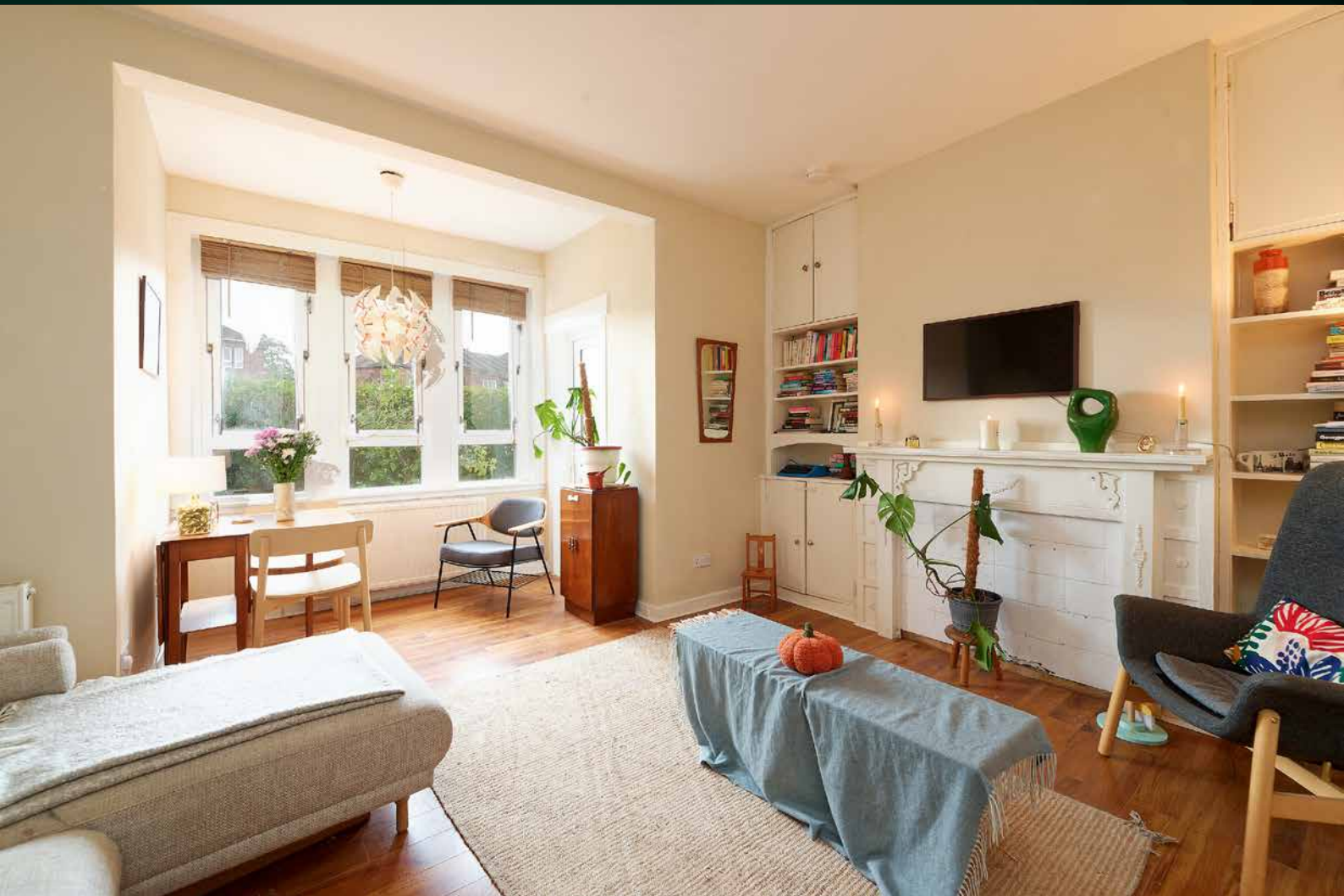
info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this charming and exceptionally homely three-bedroom ground-floor flat, ideally positioned within the popular Anniesland area of Glasgow.

From the moment you step inside, the property has a warm and welcoming feel and is presented in excellent condition, offering a fantastic opportunity for the new owner to move straight in and make themselves at home.

THE LOUNGE



The well-appointed living room provides a comfortable space for relaxing and benefits from a dedicated dining area, making it ideal for both everyday living and entertaining. The kitchen is well equipped with a good range of fitted units and appliances, including a gas hob.

THE KITCHEN

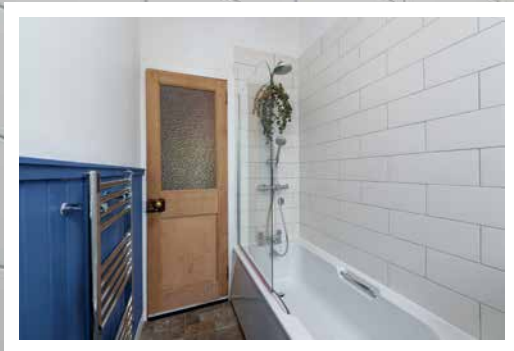




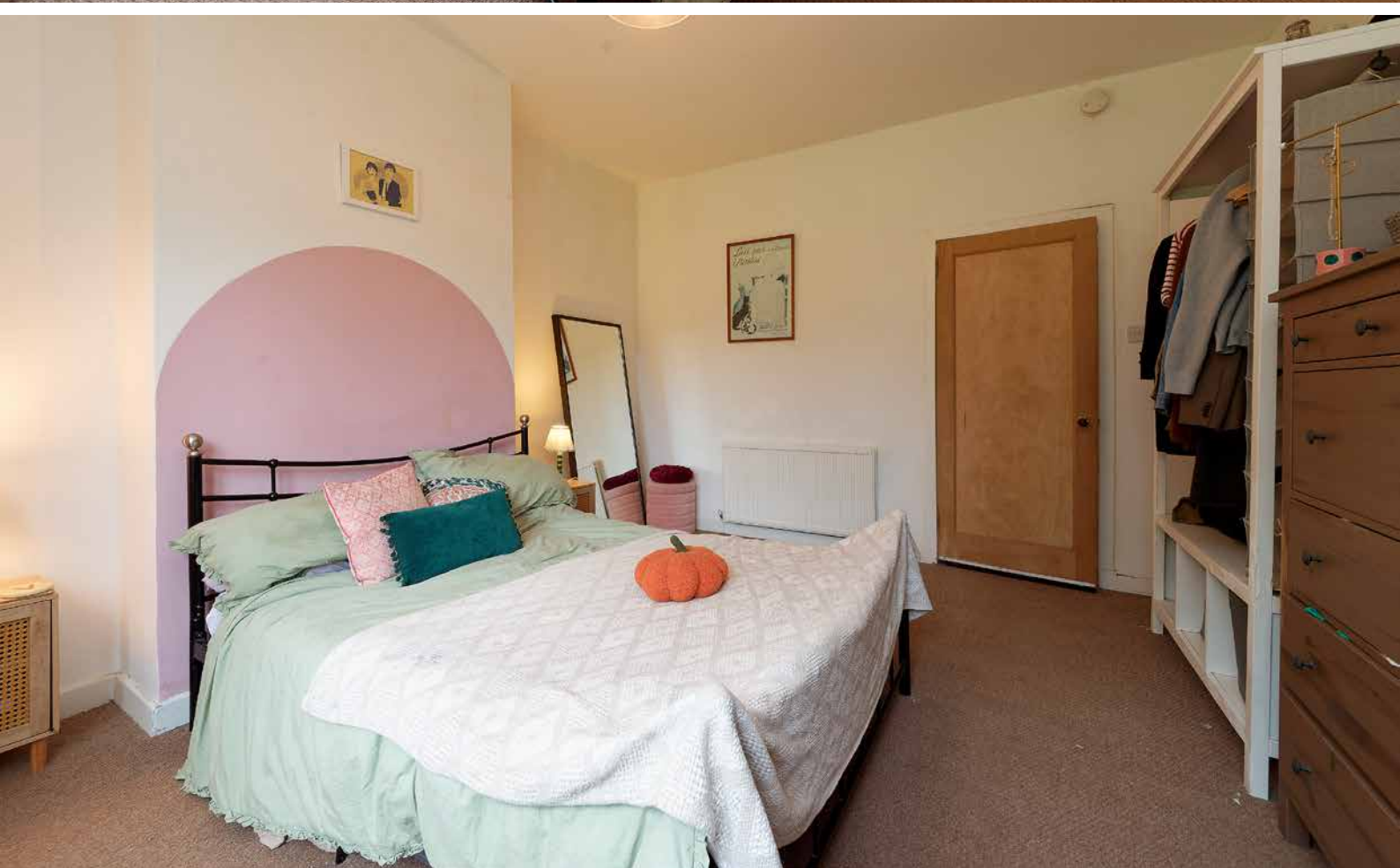
The bathroom is fitted with a three-piece suite and features a shower over the bath. The accommodation comprises three spacious bedrooms, providing excellent flexibility for families, couples, or those looking for additional space for a home office or guest room.

One of the property's standout features is the wonderful natural light, with dual-aspect windows allowing an abundance of daylight to flood through the accommodation. Combined with the cosy proportions and welcoming atmosphere, this creates a particularly pleasant home.

THE BATHROOM



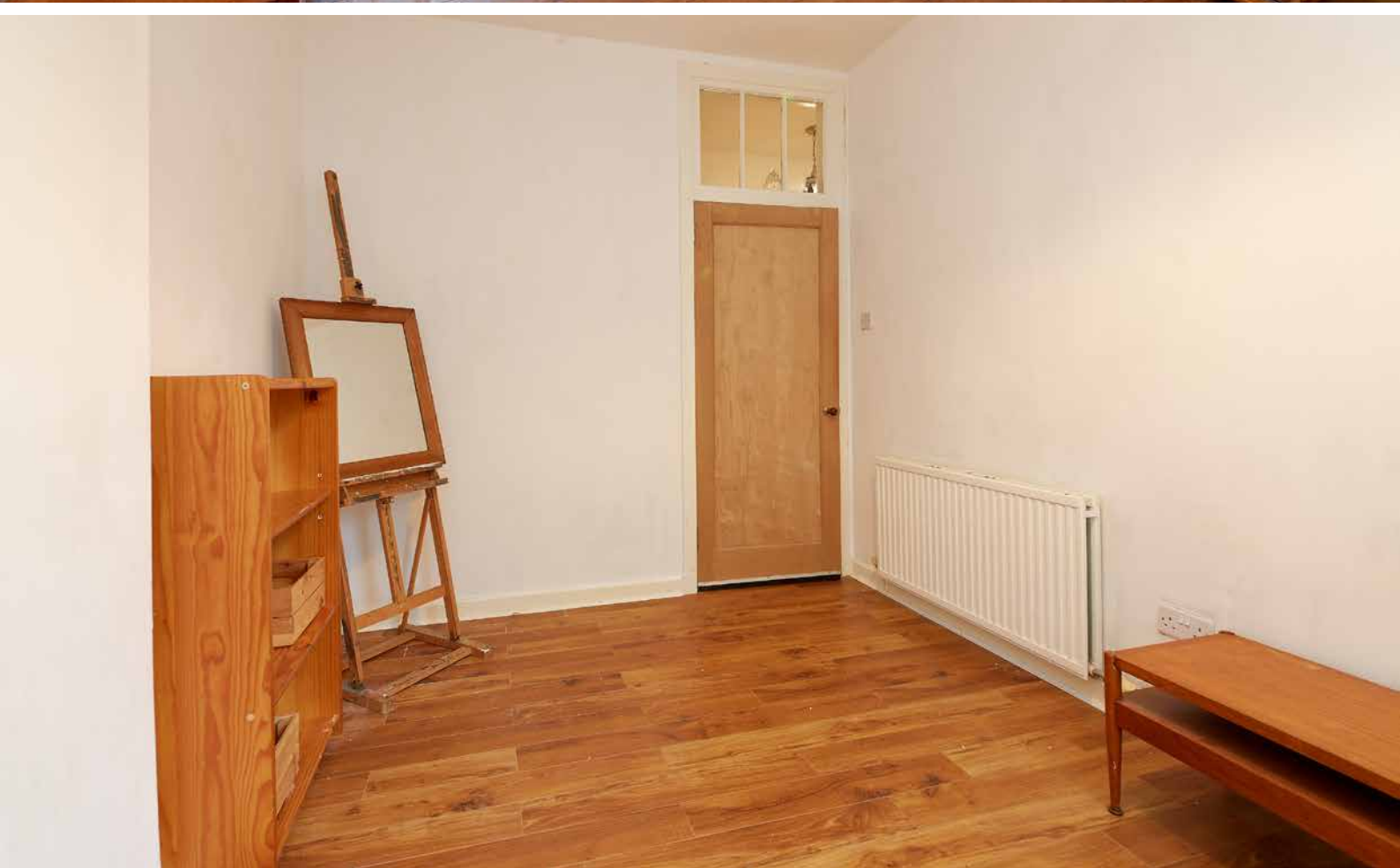
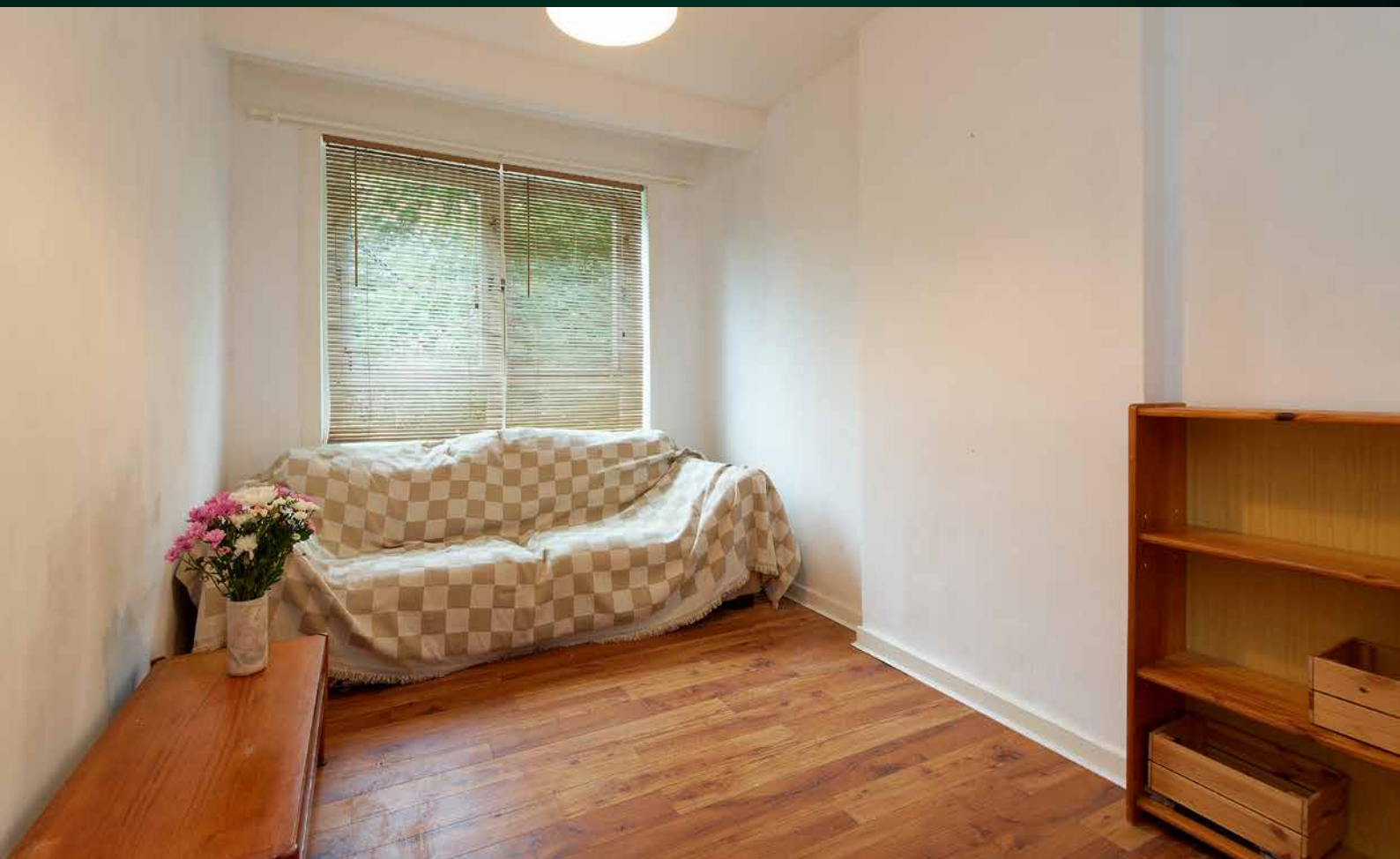
BEDROOM 1



BEDROOM 2



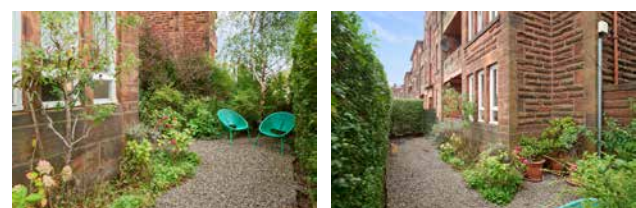
BEDROOM 3



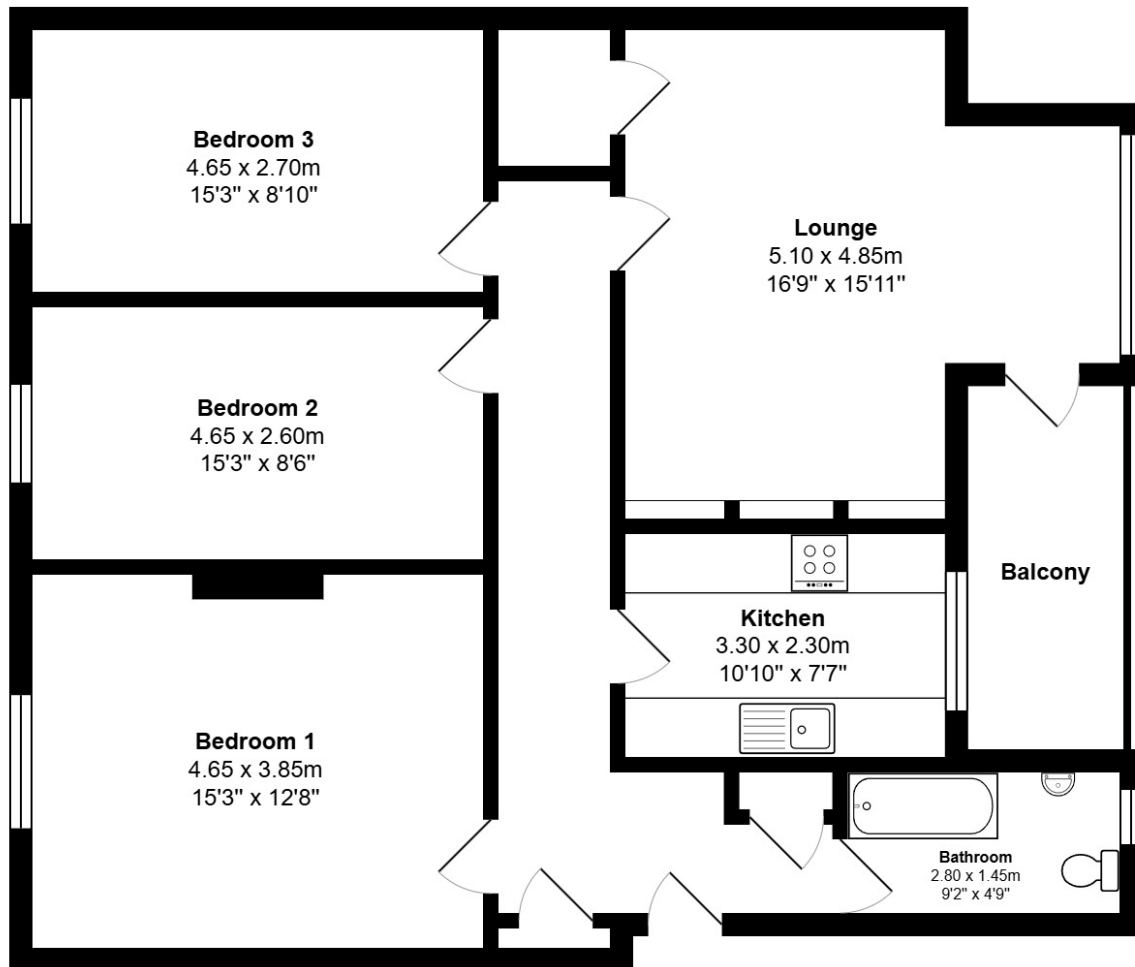
Situated in a fantastic Anniesland location, the property is well placed for a range of local amenities, transport links, schools and recreational facilities, making it a highly convenient base for everyday life.

A genuinely lovely home with excellent space, fantastic natural light and a superb location. Early viewing is highly recommended.

EXTERNALS

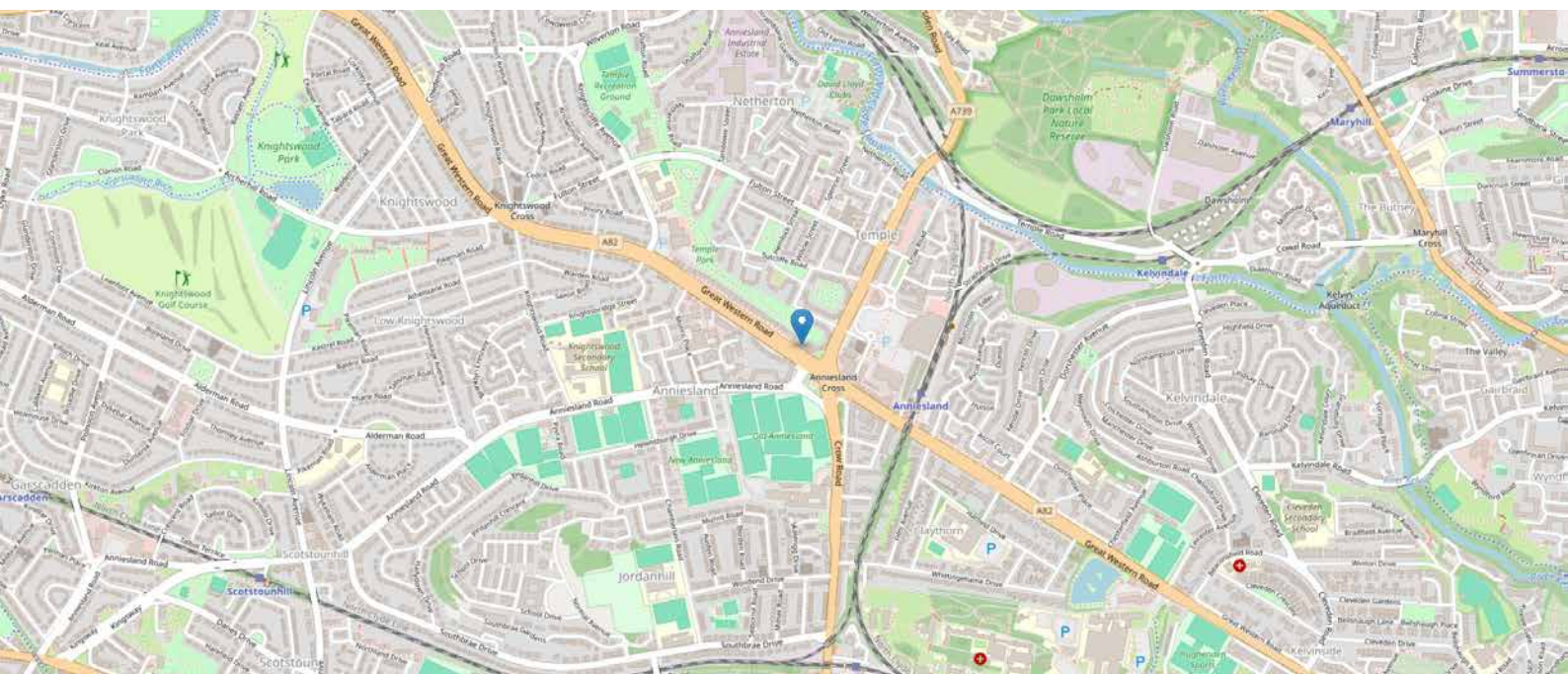


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: D



THE LOCATION

The property is ideally situated within the popular Anniesland area of Glasgow, offering excellent access to a wide range of local amenities and transport links. Anniesland provides a fantastic choice of shops, cafés, restaurants and everyday conveniences, with further amenities available nearby in the West End and Knightswood.





There are excellent public transport links close by, with regular bus and rail services providing easy access to Glasgow City Centre and surrounding areas. The area also offers a range of recreational facilities, parks and green spaces, while nearby road links provide convenient access across the city and beyond.

A highly convenient and well-connected location, making this an excellent choice for a wide range of buyers.



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