McEwan Fraser Legal
Solicitors & Estate Agents

107 Glenalmond Street

SANDYHILLS, GLASGOW, G32 7TF



Exceptional two-bedroom flat with private front and rear doors and extensive private garden



0141 404 5474

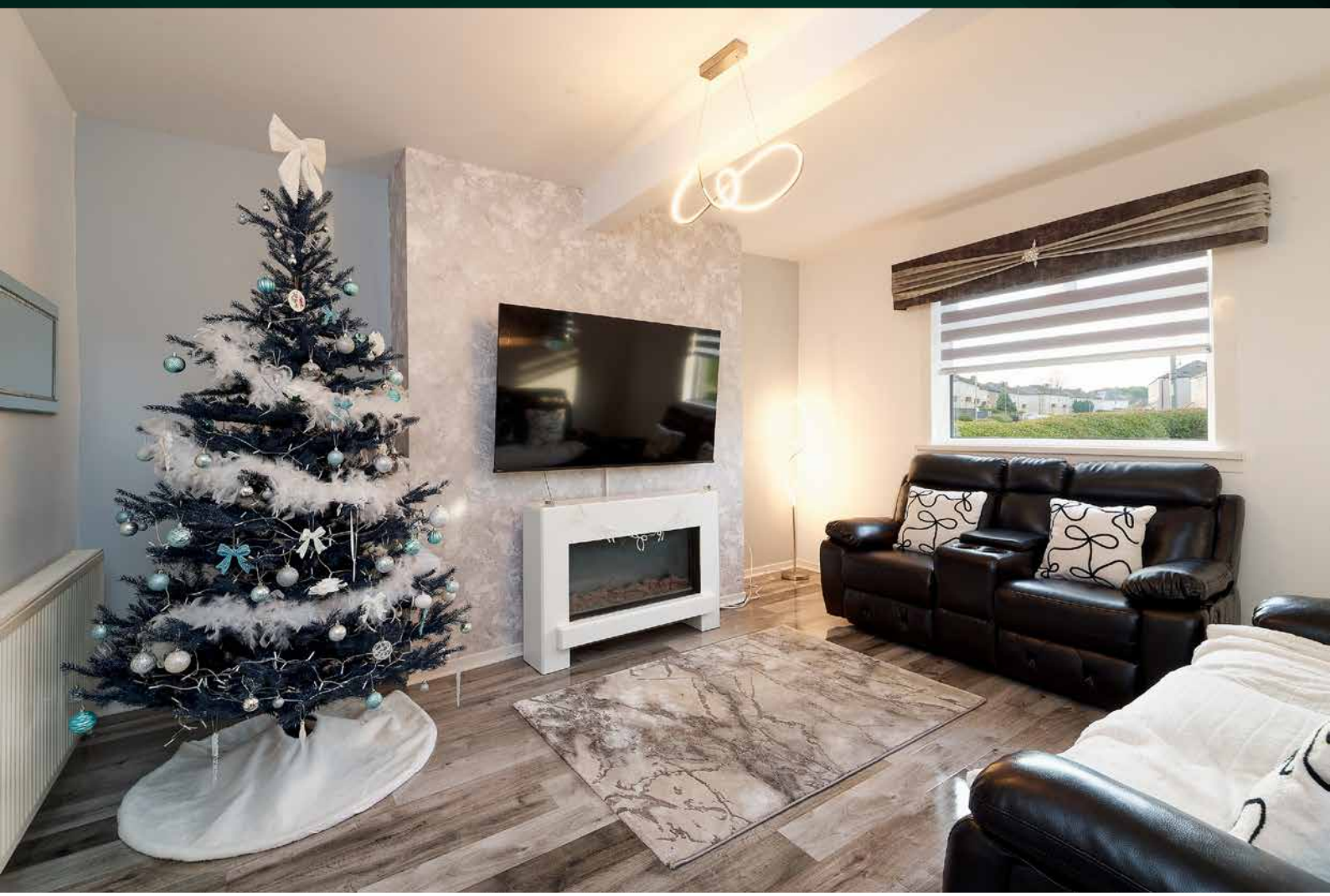
www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Jonny Clifford with McEwan Fraser Legal is delighted to present this outstanding two-bedroom flat on Glenalmond Street. It presents a fantastic opportunity to acquire a beautifully maintained home offering an abundance of space, privacy and excellent outdoor accommodation. Tastefully decorated throughout and presented in true walk-in condition, the property is ideally suited to first-time buyers, couples, small families or those looking to downsize while retaining the benefit of generously proportioned living space.

A particularly appealing feature of the property is the inclusion of its own private front and rear doors, providing a unique sense of independence and convenience. Internally, the accommodation is exceptionally well proportioned, with spacious rooms throughout and a welcoming atmosphere that is immediately apparent upon entering.

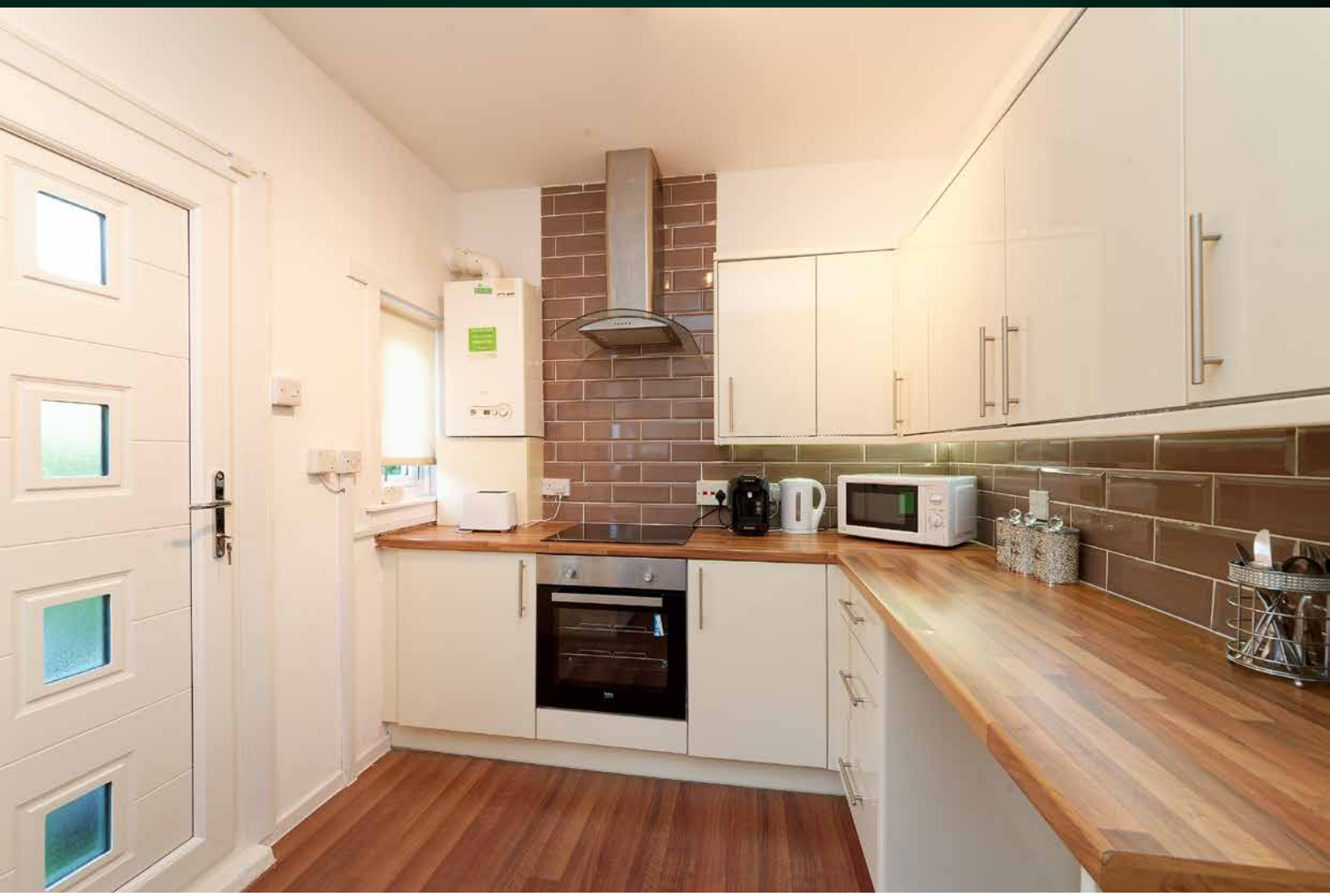
THE LOUNGE





The lounge is a wonderful example of the property's generous dimensions, offering substantial space for a range of lounge furniture and providing an ideal setting for both relaxing and entertaining. A beautiful feature fireplace forms the focal point of the room, adding character and charm while complementing the tasteful décor. The impressive proportions allow for a comfortable and versatile living environment, with plenty of room to make the space your own.

THE KITCHEN



The kitchen is equally impressive, offering a spacious layout that provides far more than simply a place to prepare meals. With ample room for kitchen furniture, the generous dimensions and practical layout make this a particularly attractive feature of the home.





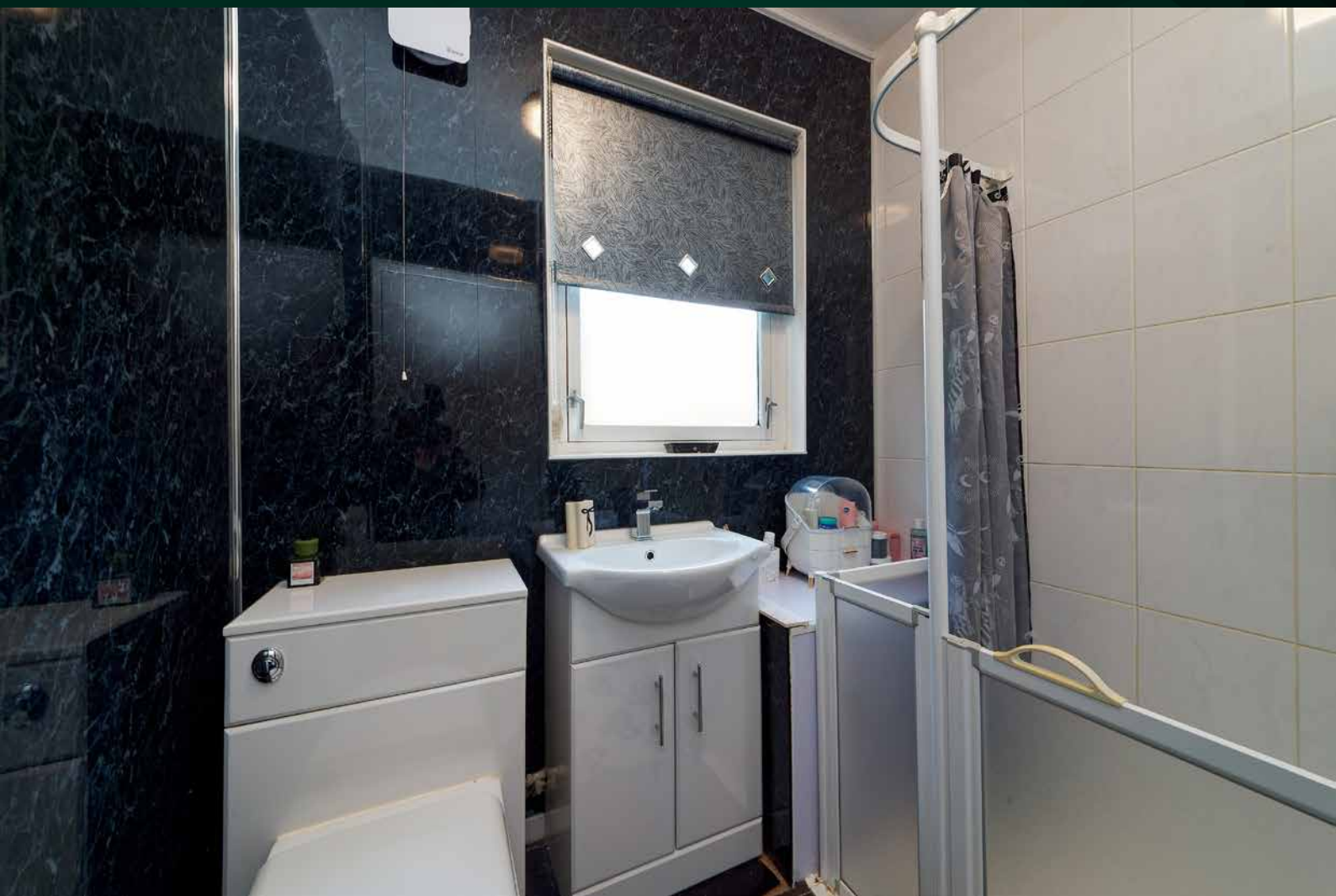




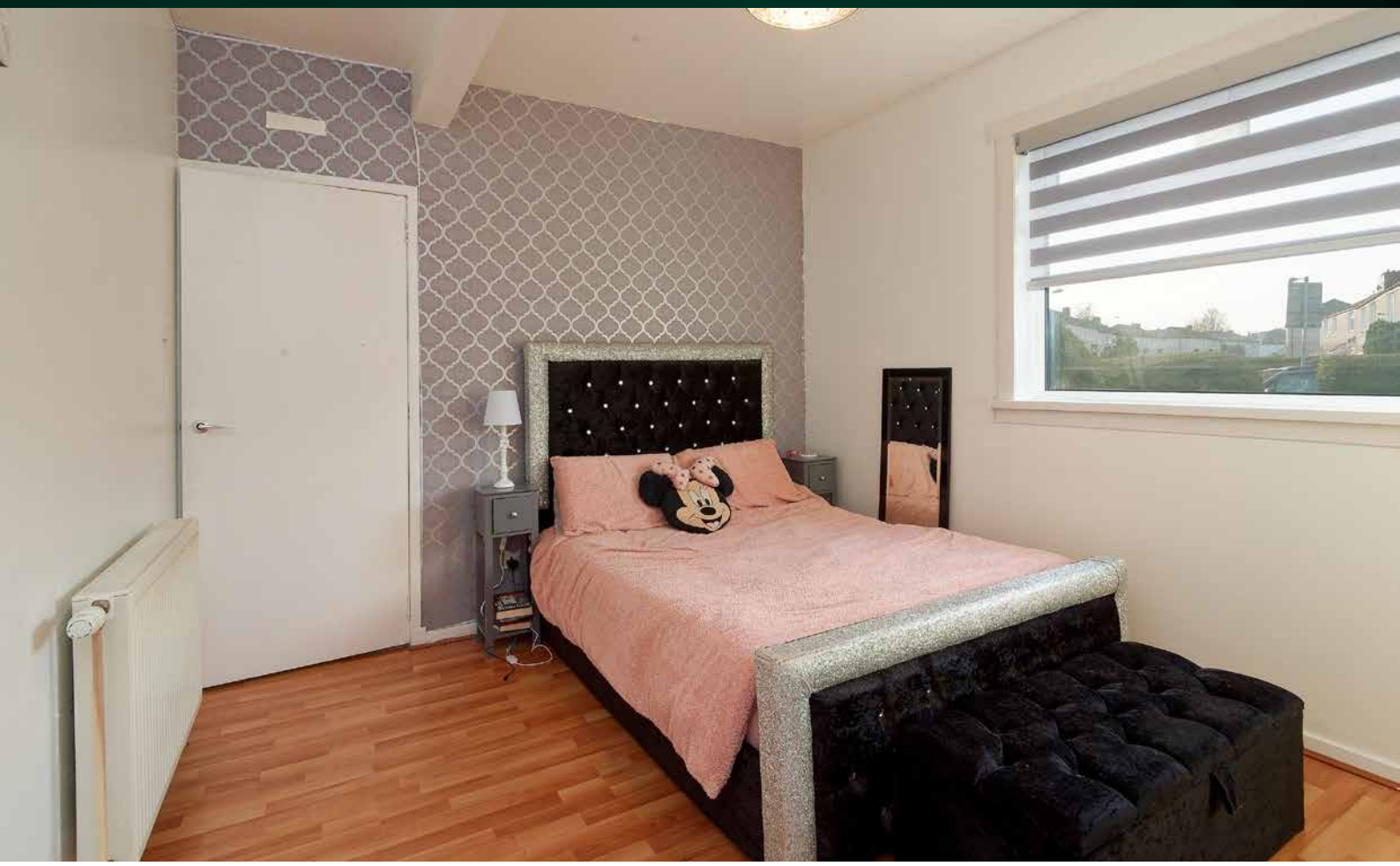
The property boasts two spacious bedrooms, both benefiting from excellent floor space and offering flexibility for a variety of uses. The principal bedroom is particularly well proportioned and benefits from integrated storage, helping to maximise the available space while providing a practical and convenient solution for clothing and personal belongings. The second bedroom is also generously sized and could comfortably accommodate bedroom furniture, making it ideal for guests, a child's bedroom or alternatively a home office.

Completing the internal accommodation is a fully tiled shower room, offering a clean, contemporary and low-maintenance finish. The tiled walls provide a stylish appearance while ensuring the space remains practical for everyday use.

THE SHOWER ROOM



BEDROOM 1





BEDROOM 2





Externally, the property boasts a substantial private garden, representing a real highlight of the home. Offering an impressive amount of outdoor space, the garden provides excellent potential for a variety of uses, whether that be creating an outdoor entertaining area, enjoying al fresco dining during the summer months, gardening or simply relaxing in your own private outdoor retreat. The garden also benefits from its own access, further enhancing the property's sense of privacy and independence.

The combination of generous internal proportions, private entrances and extensive outdoor space makes this property a particularly appealing proposition. The overall presentation is excellent, with tasteful decoration throughout and the benefit of being ready for immediate occupation.

This is a fantastic opportunity to purchase a spacious and beautifully presented two-bedroom home offering a level of accommodation rarely found in properties of this type. With its own front and rear doors, exceptionally large rooms and impressive private garden, this is a property that offers space, comfort and convenience in equal measure. A genuine walk-in condition home where the new owner can simply collect the keys, move in and enjoy.

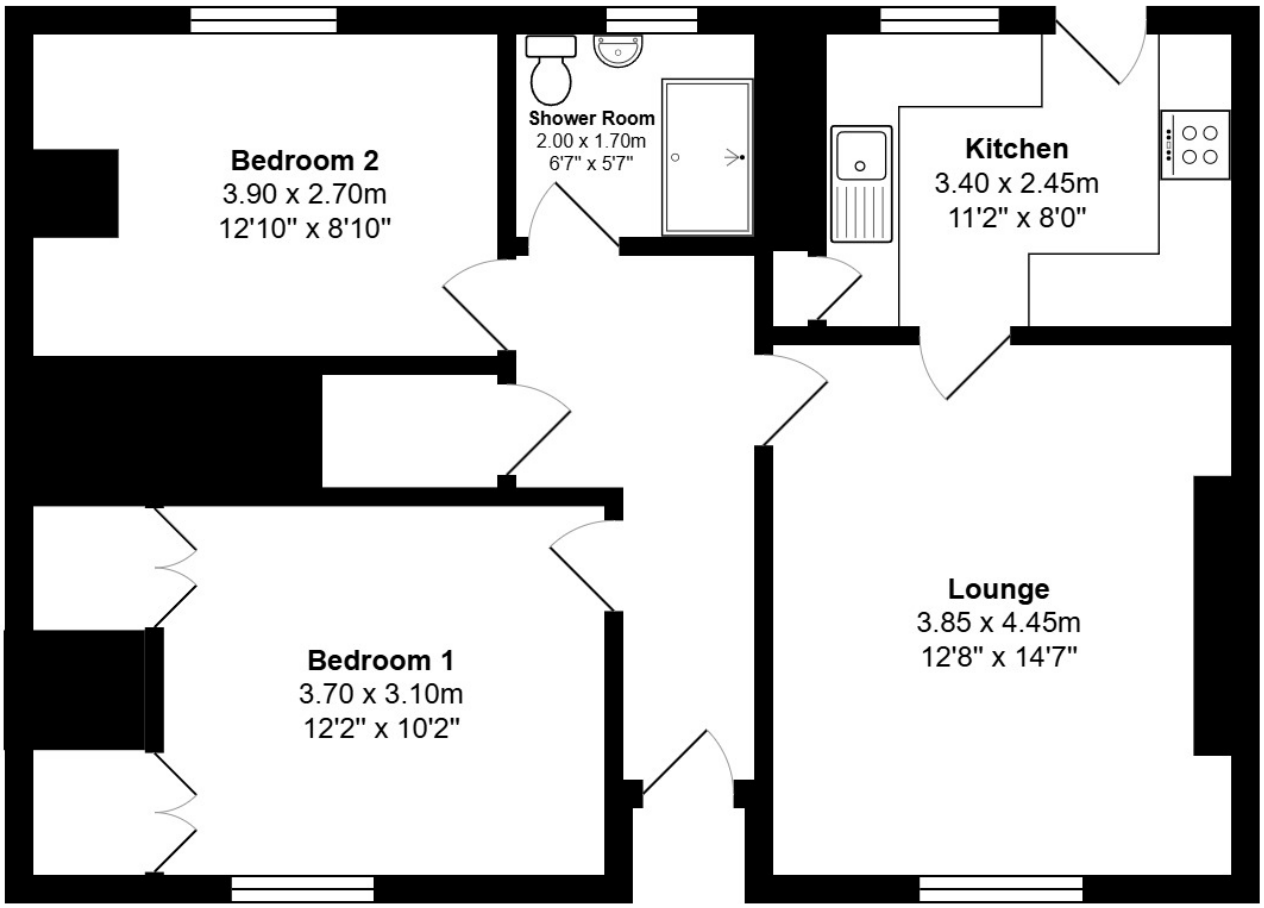
EXTERNALS





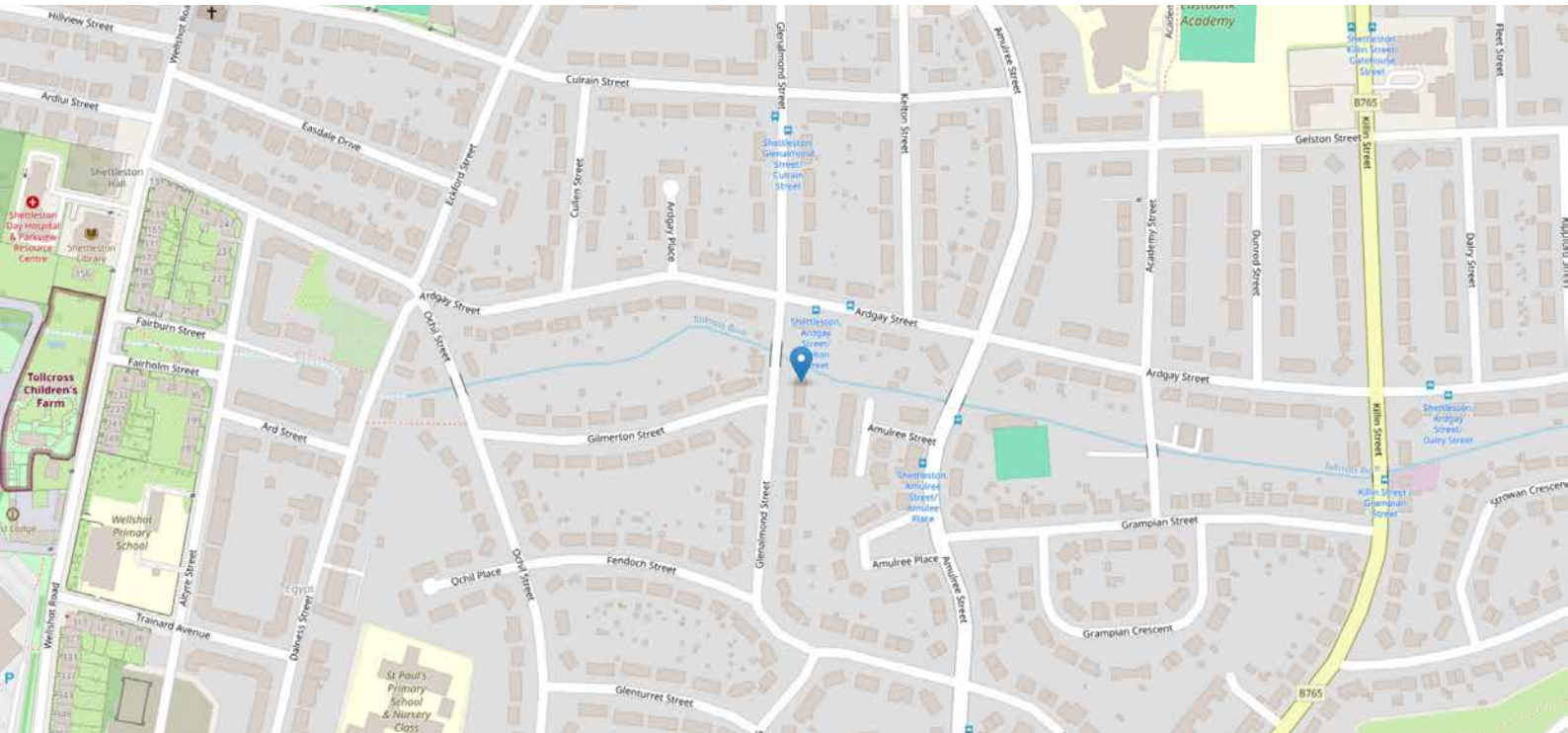


FLOOR PLAN & DIMENSIONS



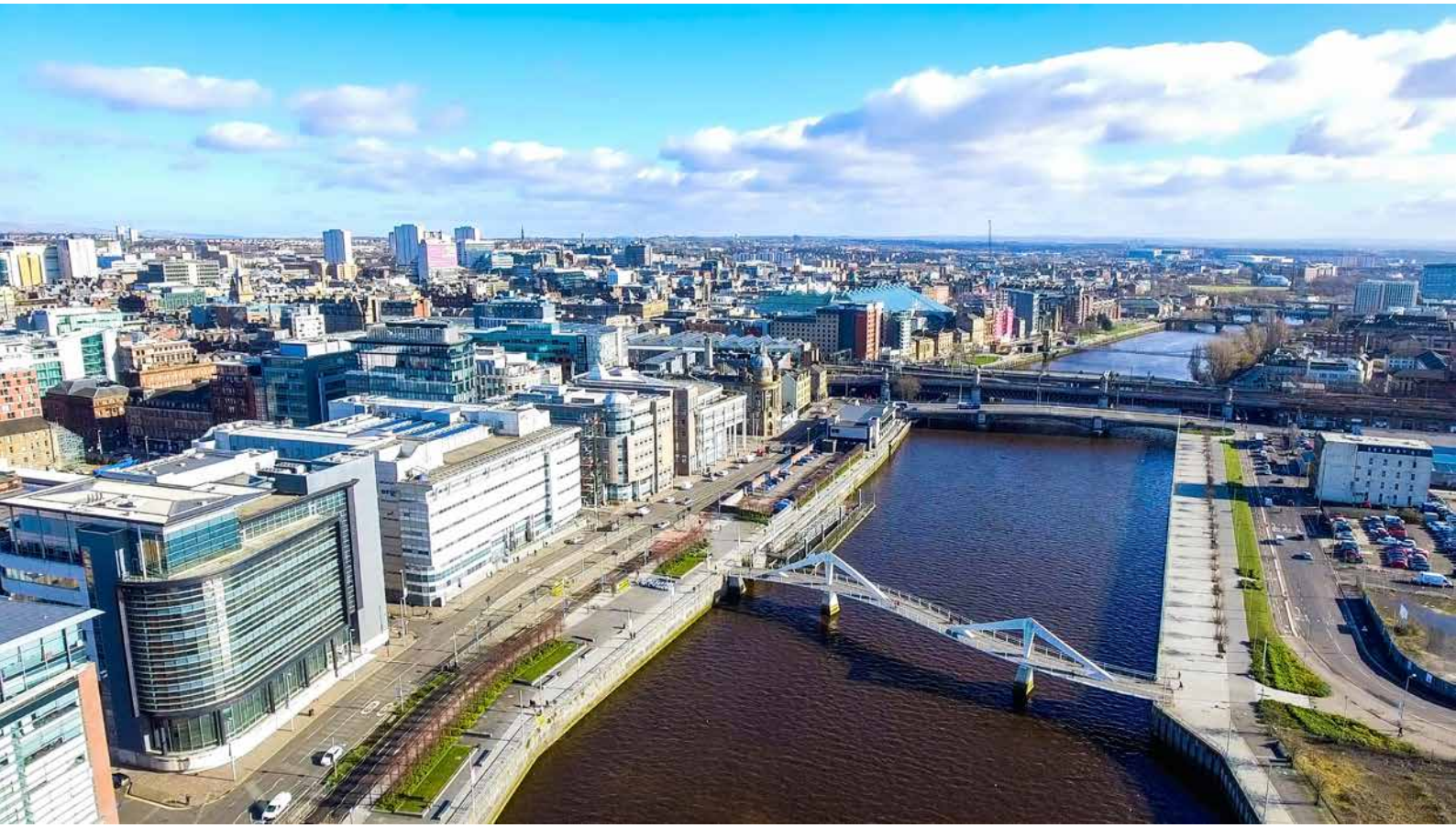
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 63m^2 | EPC Rating: D



THE LOCATION

Tollcross Park is one of Glasgow's most impressive green spaces. Covering approximately 90 acres, the park is renowned for its stunning International Rose Garden, historic Winter Gardens, children's farm and scenic walking routes. It provides a fantastic outdoor space for families, dog walkers and anyone looking to enjoy a little green space away from the hustle and bustle of city life.







The surrounding area offers a good selection of everyday amenities, including local supermarkets, convenience stores, cafés, restaurants and independent retailers. The nearby Forge Shopping Centre at Parkhead provides a wider range of high-street shops, supermarkets and retail outlets, making day-to-day shopping particularly convenient. For those who enjoy an active lifestyle, Tollcross International Swimming Centre offers an excellent range of sporting and leisure facilities, including an Olympic-sized swimming pool, gym and fitness classes. The Emirates Arena and Sir Chris Hoy Velodrome are also within easy reach, providing further excellent sporting facilities.

The area is well served by public transport, with regular bus services providing access to Glasgow city centre and neighbouring districts. Nearby railway stations, including Carntyne and Shettleston, offer convenient rail connections, while motorists benefit from straightforward access to the M8 and M74 motorway networks.

Combining excellent local amenities, extensive recreational facilities and convenient commuting links, Tollcross is an appealing location for a variety of buyers, particularly those looking to enjoy the benefits of established East End living with Glasgow city centre within easy reach.







McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR
THE SUNDAY TIMES
THE TIMES



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
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 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 via 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.