

# Flat 0/2, 19 Seggielea Road

GLASGOW, G13 1XJ



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Magnificent two-bedroom  
apartment, outstanding location*





McEwan Fraser Legal is delighted to present this charming two-bedroom ground-floor flat. It boasts modern convenience and gives any discerning buyer a real opportunity to put their own stamp on this rarely available apartment type. It offers a serene retreat within reach of vibrant city life, in one of the most desirable parts of the city, with some of the best schooling.

# THE LOUNGE



As you step into this inviting space, you are greeted by a welcoming hallway with two storage cupboards. Towards the rear of the property, you will find a well-appointed lounge adorned with abundant natural light cascading through large windows. The contemporary kitchen, is complete with sleek countertops, new appliances, and ample storage, catering to both culinary adventures and casual gatherings.



# THE KITCHEN







Two generously sized bedrooms provide tranquil sanctuaries, each designed to foster relaxation and comfort. The master bedroom, with its cosy ambience and ample space, creates a haven for rejuvenation after a long day. The second bedroom offers versatility, whether used as a guest room, office, or a personalized space to suit your lifestyle. Finally, a fully tiled bathroom completes the accommodation, with a shower over the bath providing a serene place to relax after a long day.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Venture outside to discover a private balcony to the front and a shared communal area to the rear with a private external storage space.

With its prime location, modern comforts, and inviting ambience, this two-bedroom ground-floor flat offers a rare opportunity to experience a harmonious blend of convenience, style, and urban sophistication. The potential in this property truly is infinite.

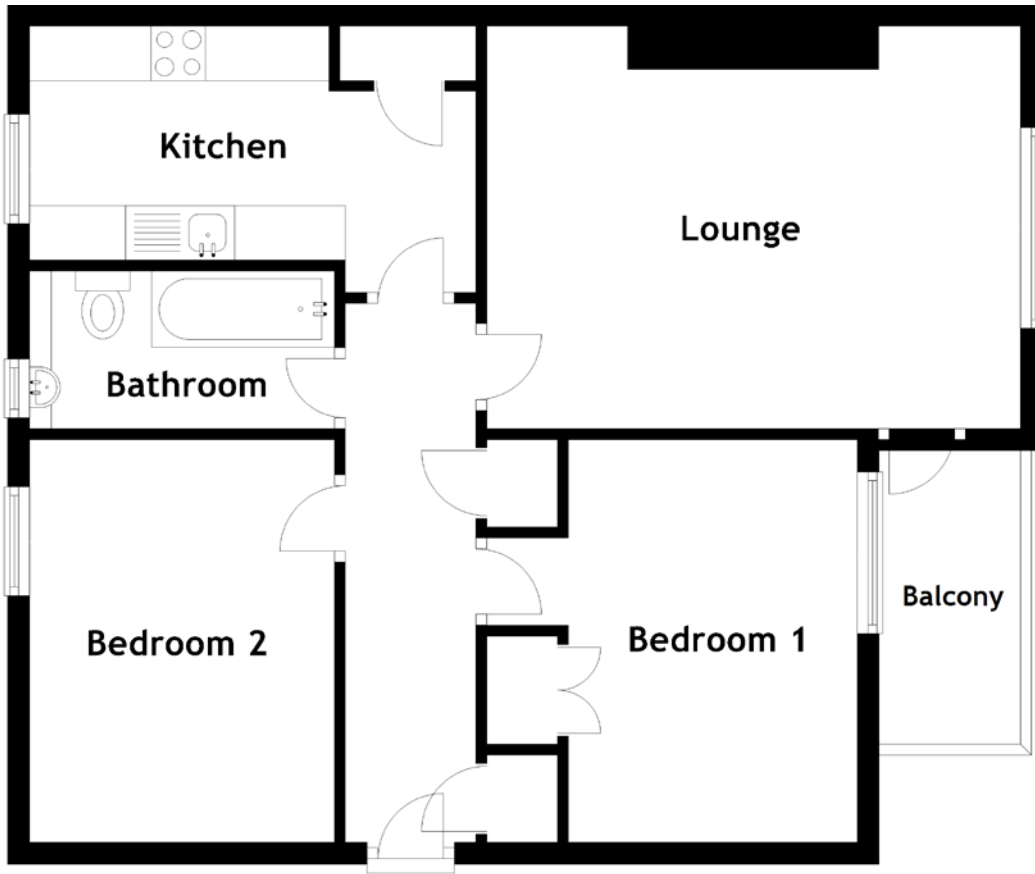
Early viewing is advised.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



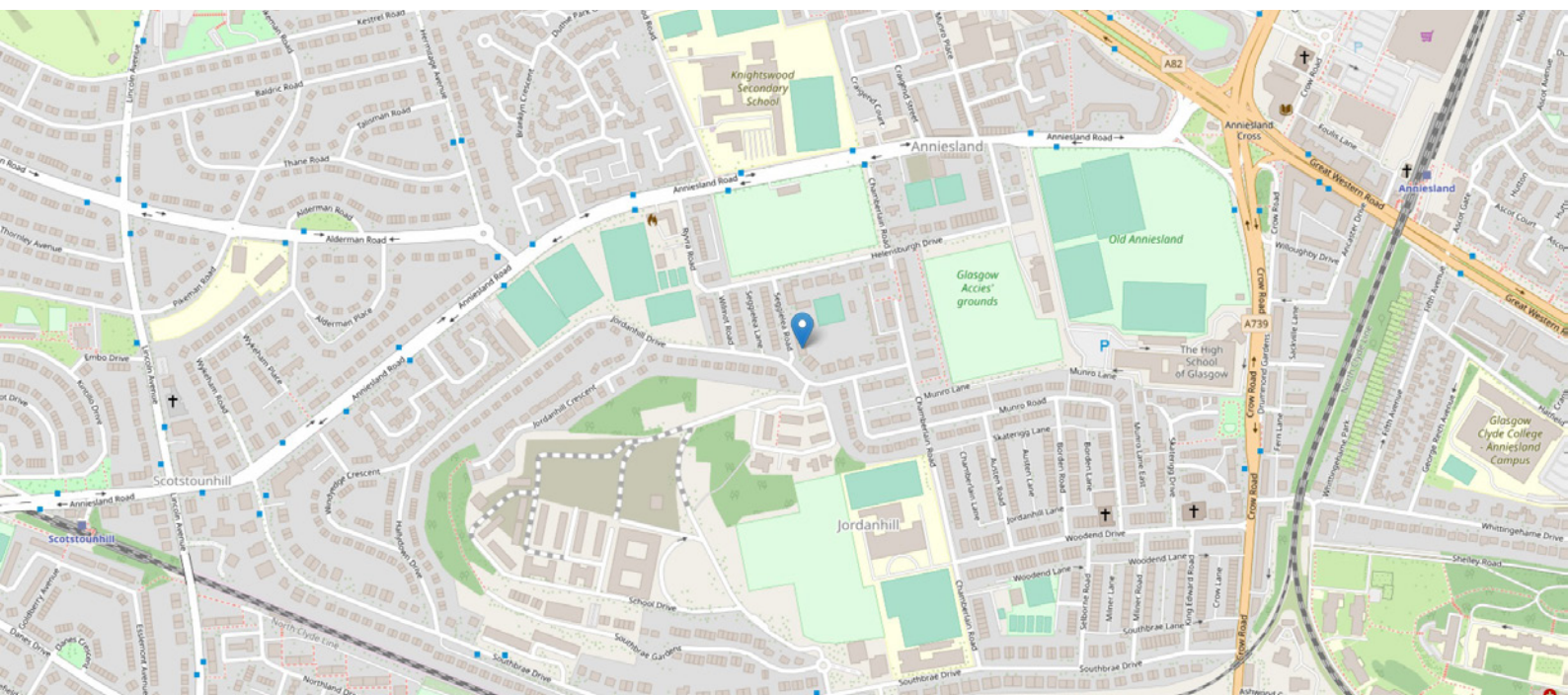
Approximate Dimensions (Taken from the widest point)

Lounge 4.90m (16'1") x 3.70m (12'2")  
 Balcony 2.80m (9'2") x 1.40m (4'7")  
 Kitchen 4.10m (13'5") x 2.15m (7'1")  
 Bathroom 2.80m (9'2") x 1.45m (4'9")

Bedroom 1 3.70m (12'2") x 3.15m (10'4")  
 Bedroom 2 3.70m (12'2") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: C

Buyer's Premium Value: £2400.00





# THE LOCATION

Seggilea Road is located within the west end of Glasgow's sought-after G13 district and has easy, level walking distance access to excellent local shops and services at Anniesland Cross and the area is well served by primary and secondary schooling in both the state and independent sectors.







The area has excellent travel links provided by good road networks and access to main arterial routes, frequent bus services, as well as Anniesland railway station with a regular service to and from the city. Glasgow International Airport is easily accessed via the Clyde Tunnel and M8 motorway.

A walk or short drive along leafy Great Western Road leads to the vibrant West End, home to lively bars, boutique shops and the historic University.



# McEwan Fraser Legal

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THE SUNDAY TIMES  
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