




McEwan Fraser Legal

Solicitors & Estate Agents

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47 Sandbank Street

MARYHILL, GLASGOW, G20 0PQ



MARYHILL

GLASGOW

Sandbank Street is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere ten minutes to the heart of Glasgow city centre. For those travelling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis.

There are a good range of amenities within easy reach making it a very popular place to call home.



47 SANDBANK STREET

MARYHILL, GLASGOW

McEwan Fraser Legal are delighted to offer to the market this rarely available one-bedroom plus box room garden apartment. The property benefits from being all on the one-level, making it ideal for those who are seeking an affordable single level home but with the benefit of a garden area. This beautiful period property (dated circa 1900) retains a wealth of period features.

The accommodation consists of a bright and spacious living room, benefiting from a large bay window which allows lots of natural light to fill the room. The tall ceilings, wood panelling around the windows, original cornicing, all help to create a very relaxing ambience, seldom found in more modern apartments. It is clear to see this spacious room would suit a number of furniture configurations. Adjacent to the lounge is a box room which could easily be utilised for so many functions, including a home office/study.

The kitchen-diner is a great size with a good range of units, integrated electric hob and oven, and free-standing washing machine, dishwasher and fridge-freezer (appliances available by separate negotiation).

The bedroom is a good size and benefits from lots of natural light and ample space for free-standing furniture. There is a great dressing room area leading off the bedroom. This again could have many uses, perhaps even as an en-suite. The tiled bathroom contains a white suite with a mains shower over the bath, ensuring there's always plenty of instant hot water for showering.

Gas central heating and double glazing both help to keep the apartment warm and comfortable. Free on-street parking, with no permit required. The rear garden is secure and fully enclosed, with access both via the house and side access from the front of the property. There's also a small enclosed garden to the front of property. For recreation and walks, the flat is set in a vibrant surrounding area with fine canal and riverside walks nearby.

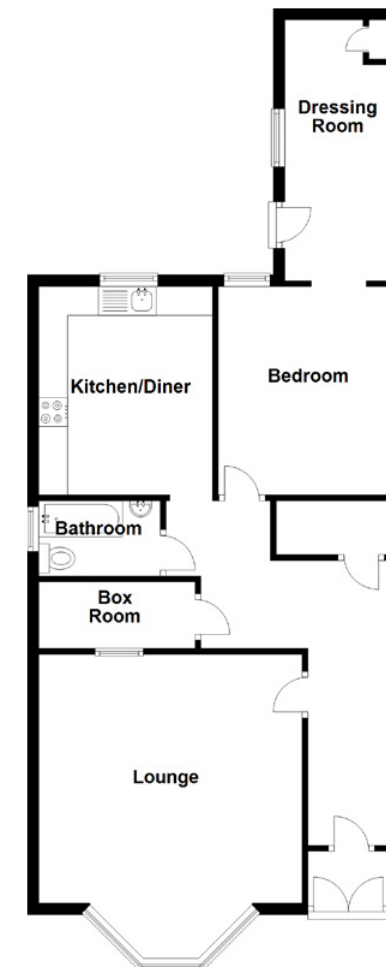
This is a perfect apartment for first-time buyers, couples or retirees seeking a single level home with the benefit of a garden. For anyone seeking a hard to find and expensive bungalow, this is a great alternative. It would make a solid Buy-to-Let investment property and has previously provided good rental income. Early viewing is strongly advised.





SPECIFICATIONS

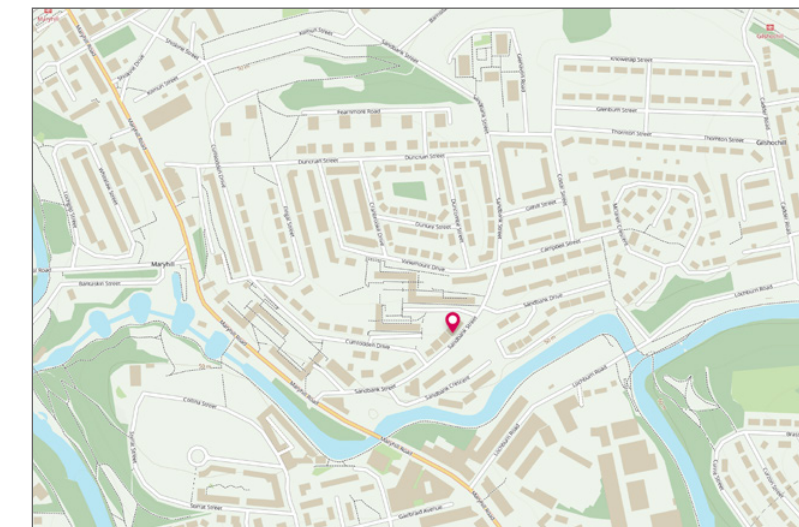
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.25m (17'3") x 4.55m (14'11")
Kitchen/Diner	3.60m (11'10") x 3.00m (9'10")
Bedroom	3.60m (11'10") x 3.00m (9'10")
Dressing Room	4.50m (14'9") x 1.85m (6'1")
Box Room	2.70m (8'10") x 1.15m (3'9")
Bathroom	2.10m (6'11") x 1.30m (4'3")

Gross internal floor area (m²): 75m²
EPC Rating: D





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Part
Exchange
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