

2/3, 6 Greenlaw Court

YOKER, GLASGOW, G14 0PQ



Excellent two-bed modern apartment, good condition, spacious accommodation, an ideal home for a couple or buy to let investors, popular area close to West End



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McEwan Fraser Legal are delighted to present to the market this spacious and bright two-bed apartment. This lovely property is sure to have a wide appeal, it's set in a popular location, close to the West end and offers great accommodation and value.

The property is entered by way of a secure entry door. Entering the property we find a bright and spacious hallway leading to all apartments.

THE LOUNGE/KITCHEN



The generous lounge/kitchen/diner is both bright and surprisingly spacious. It benefits from large windows, French doors and a Juliet balcony, helping to flood the room with lots of natural light, and creating a pleasing and relaxing ambience. The generous dimensions ensure it can easily accommodate a variety of furniture configurations.



The kitchen is fitted in a range of light wood units, with a gas hob, electric oven, extractor hood and the generous worksurface makes this the ideal space for any chef to prepare a meal. It further benefits from an integrated fridge freezer. A handy utility cupboard can be found off the hallway that houses the washing machine.





The tiled bathroom is finished with a white suite, a mains shower over the bath and a chrome towel radiator.
The mains shower ensures an instant supply of hot water for showering.

Both bedrooms are generous doubles, with built-in mirrored wardrobes and plenty of space for free-standing furniture. The master bedroom contains an excellent ensuite with a standalone shower enclosure. The property benefits from gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2

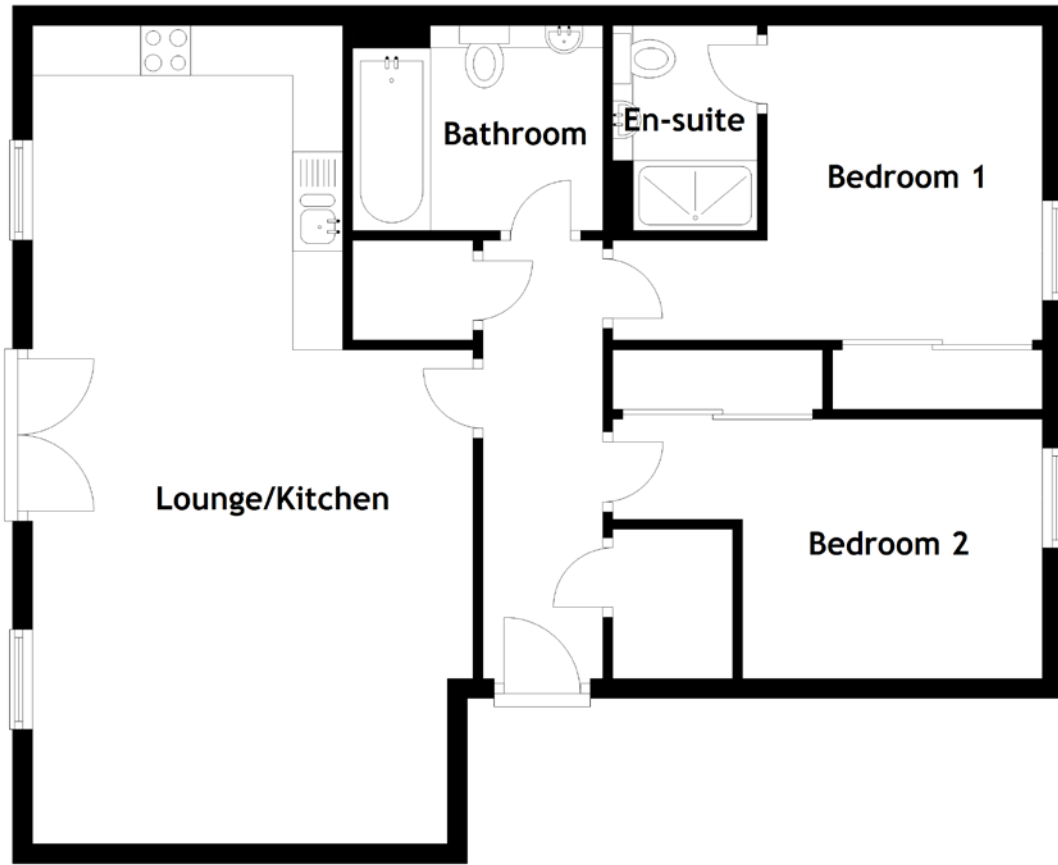


This is an excellent property, set in a popular area of the city. Early viewing is recommended for what is sure to be a popular listing.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

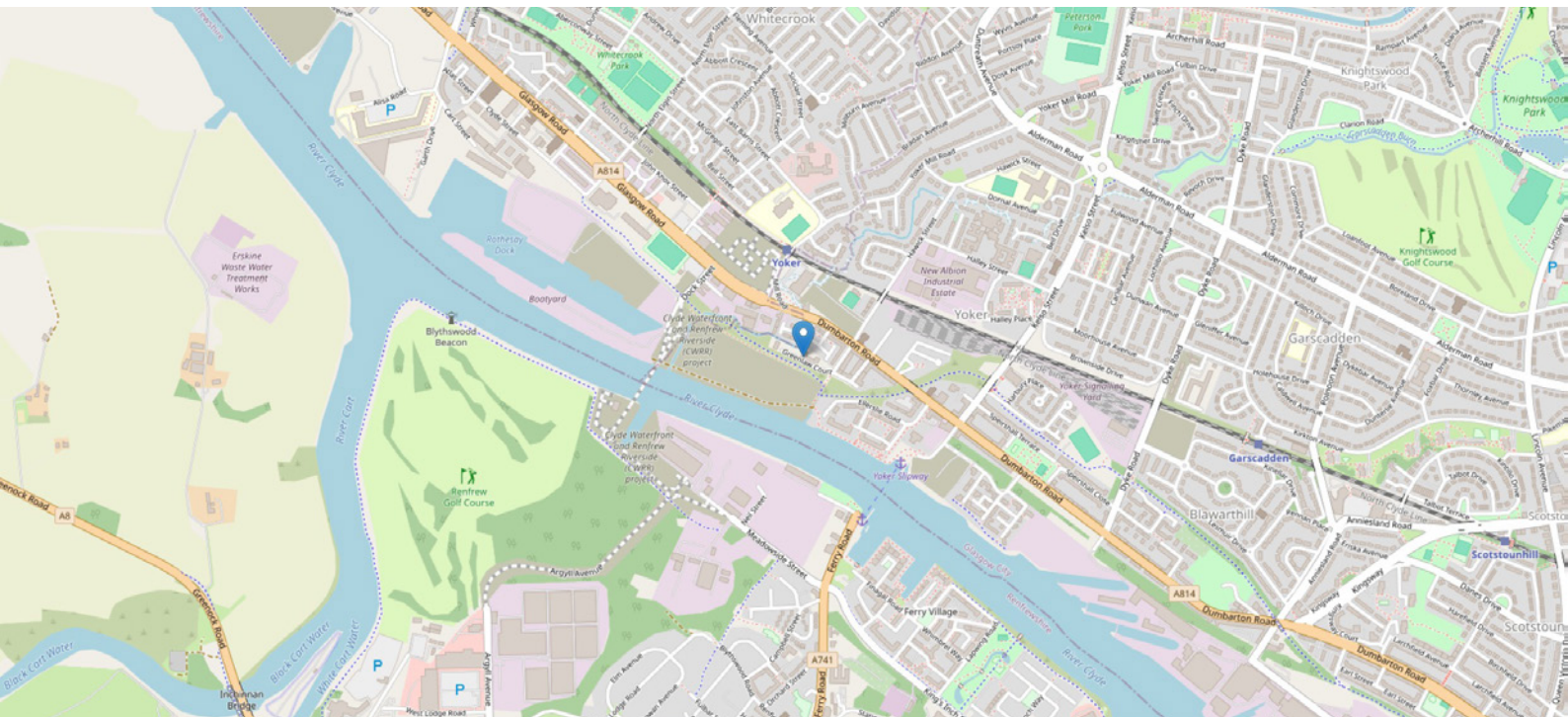


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 8.20m (26'11") x 4.35m (14'3")
Bedroom 1 4.30m (14'1") x 3.15m (10'4")
En-suite 2.05m (6'9") x 1.45m (4'9")

Bedroom 2 4.30m (14'1") x 2.60m (8'6")
Bathroom 2.50m (8'3") x 2.05m (6'9")

Gross internal floor area (m²): 83m²
EPC Rating: C



THE LOCATION

The property is situated just off Dumbarton Road in Glasgow, providing an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found towards Braehead shopping centre which is approximately 3.5 miles away and Glasgow City Centre is approximately 5.5 miles away. providing excellent facilities from shopping, bars, restaurants and much more.





Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and also towards Clydebank. Frequent rail travel can also be found at Partick Railway Station a short journey away. In addition, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway. Victoria Park is a short walk away.



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