

1/2, 366 Aikenhead Road

GLASGOW, G42 0QG



*SPACIOUS AND WELL-CONNECTED
3-BEDROOM GROUND-FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom ground-floor flat, ideally situated in the vibrant and sought-after Southside of Glasgow. With excellent transport links on your doorstep and bright, spacious interiors, this property offers superb value for first-time buyers, families, and investors alike.

Upon entering, you're welcomed into a wide and airy hallway that serves as the central spine of the home, connecting all rooms with ease. The heart of the home is the spacious living room, perfect for entertaining or relaxing, complete with a striking bay window that floods the space with natural light — a true standout feature.

The Property



To the right, the galley-style kitchen benefits from natural light and offers ample worktop and storage space, perfect for everyday cooking.



Directly across from the kitchen lies one of the three well-sized bedrooms, ideal for guests, a home office, or family use. Bedroom two sits adjacent, offering generous floor space and a large window that fills the room with sunlight. At the rear of the property, the master bedroom offers peaceful privacy and excellent proportions.





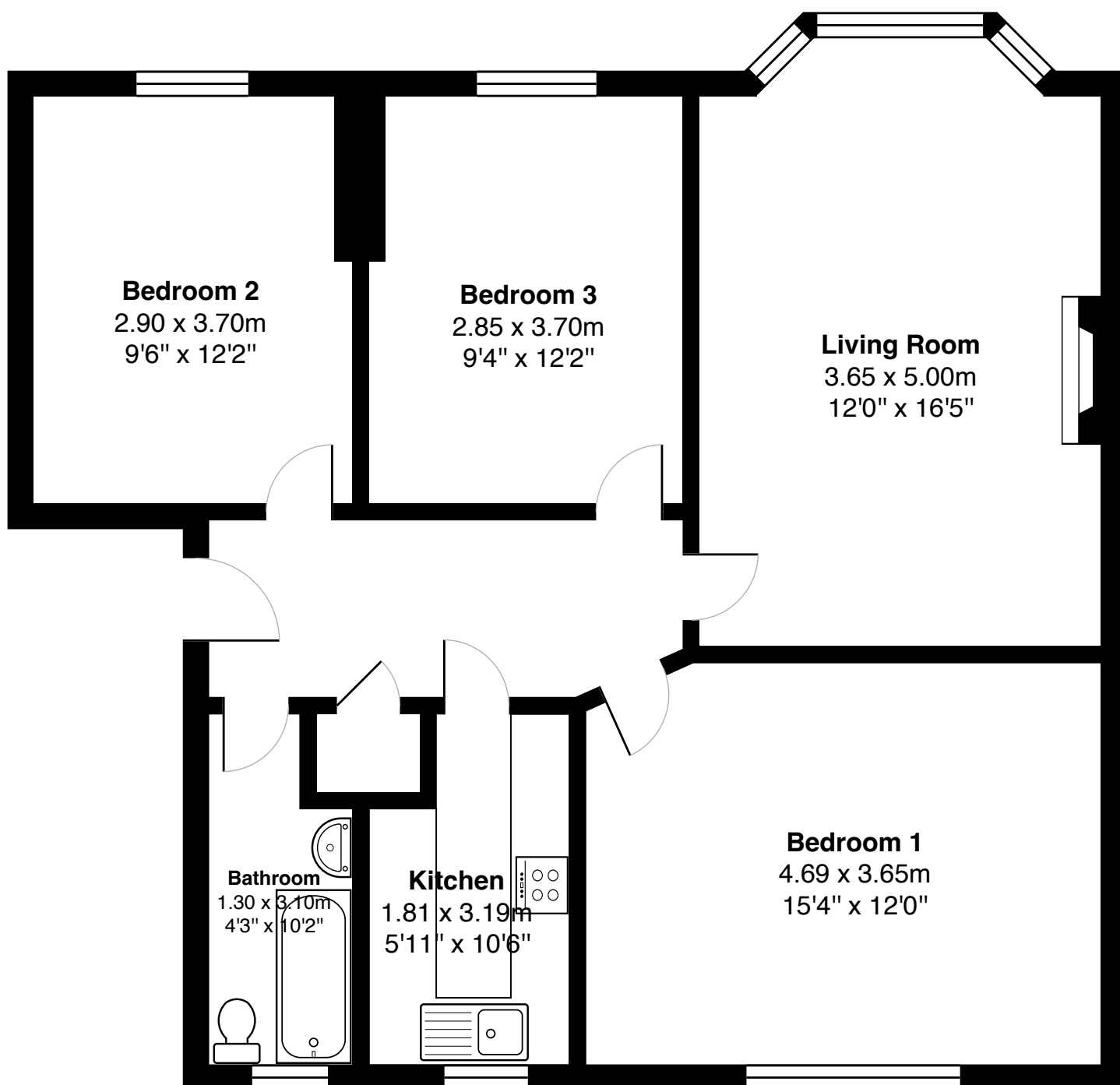
Bedroom 2





Across the hall, the all-white family bathroom is well-maintained and features a clean, modern finish.





Gross internal floor area (m²): 80m²

EPC Rating: B



Externally, on-street parking is available, and a bus stop just outside the front door provides direct access to Glasgow City Centre and surrounding areas, making commuting simple and efficient. To the rear, a shared communal garden offers a welcome outdoor retreat, ideal for enjoying sunny days.





QUEEN'S PARK

Glasgow's Southside is one of the city's most desirable and vibrant residential areas, offering a rich blend of culture, green spaces, and excellent amenities. Known for its welcoming community and distinctive character, the Southside is home to a mix of traditional tenement flats, spacious family homes, and stylish new developments. The area boasts superb transport links, with regular bus and train services providing quick and easy access to Glasgow city centre and beyond. Motorway access is also within close reach, making commuting simple and efficient. Residents enjoy an abundance of local amenities, including independent cafés, restaurants, and shops, as well as major supermarkets and leisure facilities.

The nearby Queen's Park and Pollok Country Park offer beautiful open green spaces, perfect for weekend walks, picnics, and outdoor activities. Families are well served by a selection of reputable primary and secondary schools, and the area also benefits from close proximity to several hospitals and health centres. With its perfect mix of convenience, community spirit, and lifestyle offerings, Glasgow Southside continues to be a top choice for both professionals and families looking for a well-connected and character-rich place to call home.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE 2021 TIMES



Text and description
NARI BHANDARI
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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