

# Flat 3/6 Dalhousie Court

42 WEST GRAHAM STREET, GLASGOW, G4 9LH



*A first-class Buy-To-Let investment opportunity or a perfect home for young professionals*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to bring to the market this excellent two-bedroom apartment. Set in the heart of one of Glasgow's most central city locations. The apartment benefits from its own main door which offers easy access to the front hard landscape area at the level of the apartment.

The property has just been extensively refurbished with many thousands having been spent. Improvements include new flooring, some new appliances, a full redecoration, and it is now presented in great decorative order throughout. The new owners will have nothing to do, except move in and start enjoying the fantastic accommodation offered by this aspirational apartment.

## THE LOUNGE/DINER



The accommodation consists of a very spacious and immediately impressive open plan lounge/diner with double aspect windows that flood the room with natural light and help create a very relaxing space.

# THE KITCHEN



The stylish kitchen is finished in two-tone grey units and is fitted with an electric hob, electric oven, along with ample space for the freestanding washing machine, and fridge. Freestanding appliances may be available by separate negotiation.





There are two good sized bedrooms in this apartment, both with ample space for free-standing furniture and built-in storage for convenience.

# BEDROOM 1



# BEDROOM 2



Finally, the property is completed by the bathroom with a three-piece suite and an electric shower over the bath, ensuring a constant and instant supply of hot water for long refreshing showers.

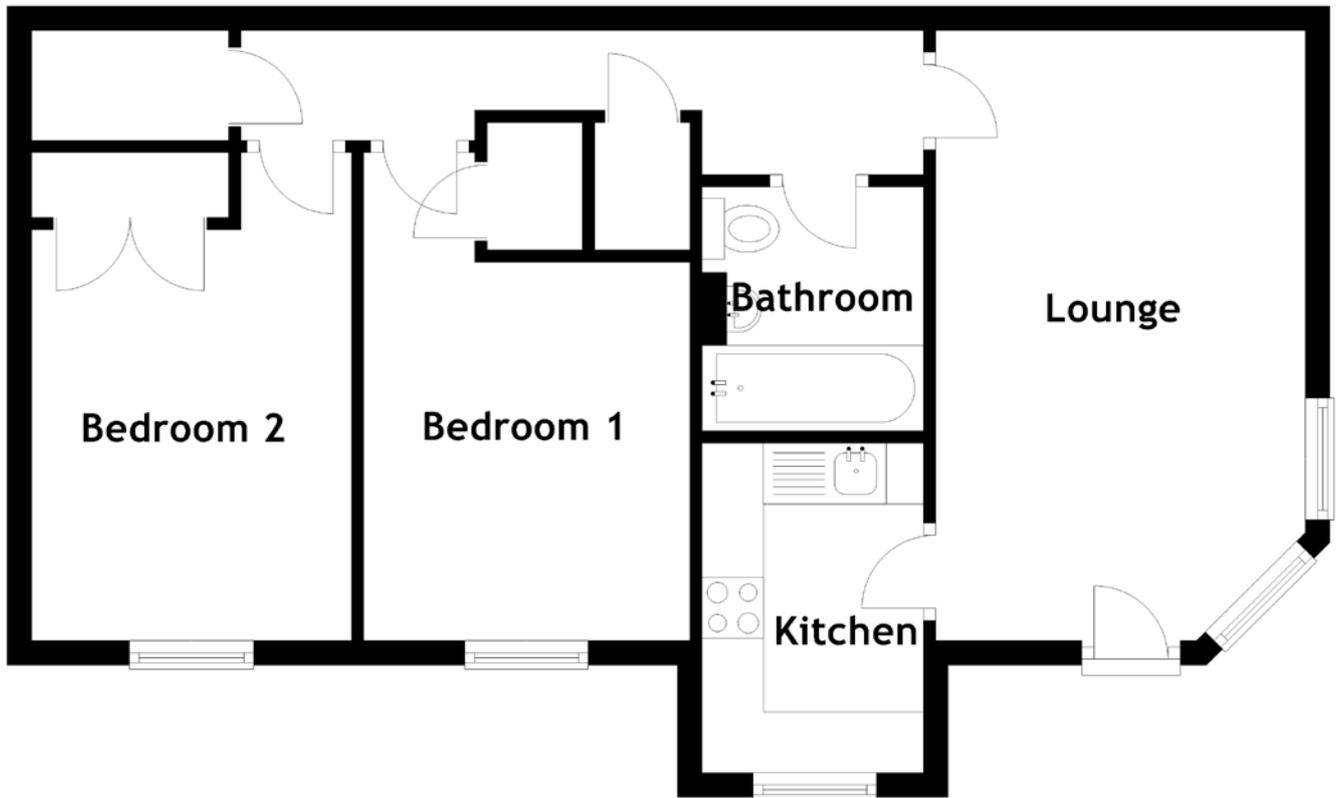
# THE BATHROOM



The apartment is kept warm, comfortable and secure courtesy of the double glazing, wall hung convection heaters, secure entry system and lift service. The apartment comes with one designated parking space located within the basement garage car park of the building.

Early viewing is strongly advised for anyone looking for a highly versatile and stylish apartment in one of Glasgow's best-located city-centre developments.

# FLOOR PLAN, DIMENSIONS & MAP

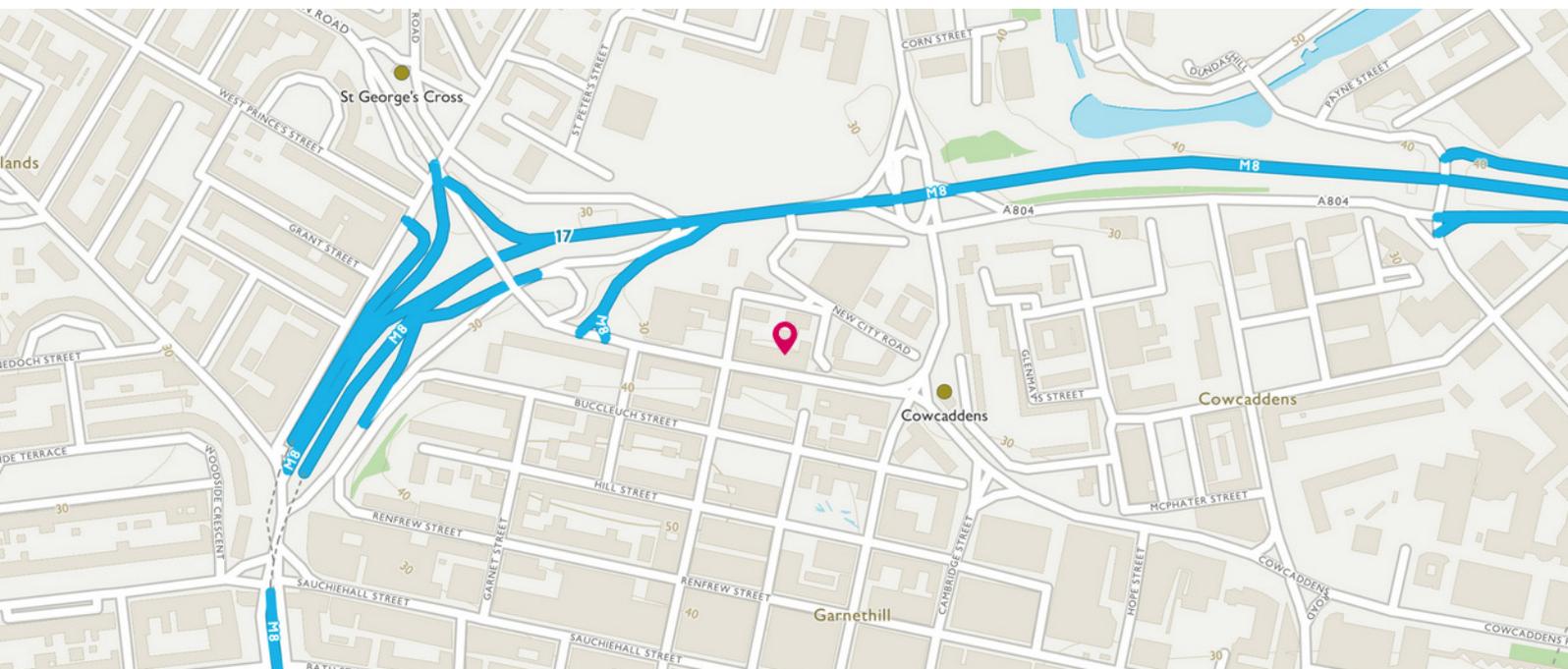


Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.00m (9'10")
Kitchen	2.70m (8'10") x 1.80m (5'11")
Bedroom 1	4.00m (13'1") x 2.65m (8'8")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")

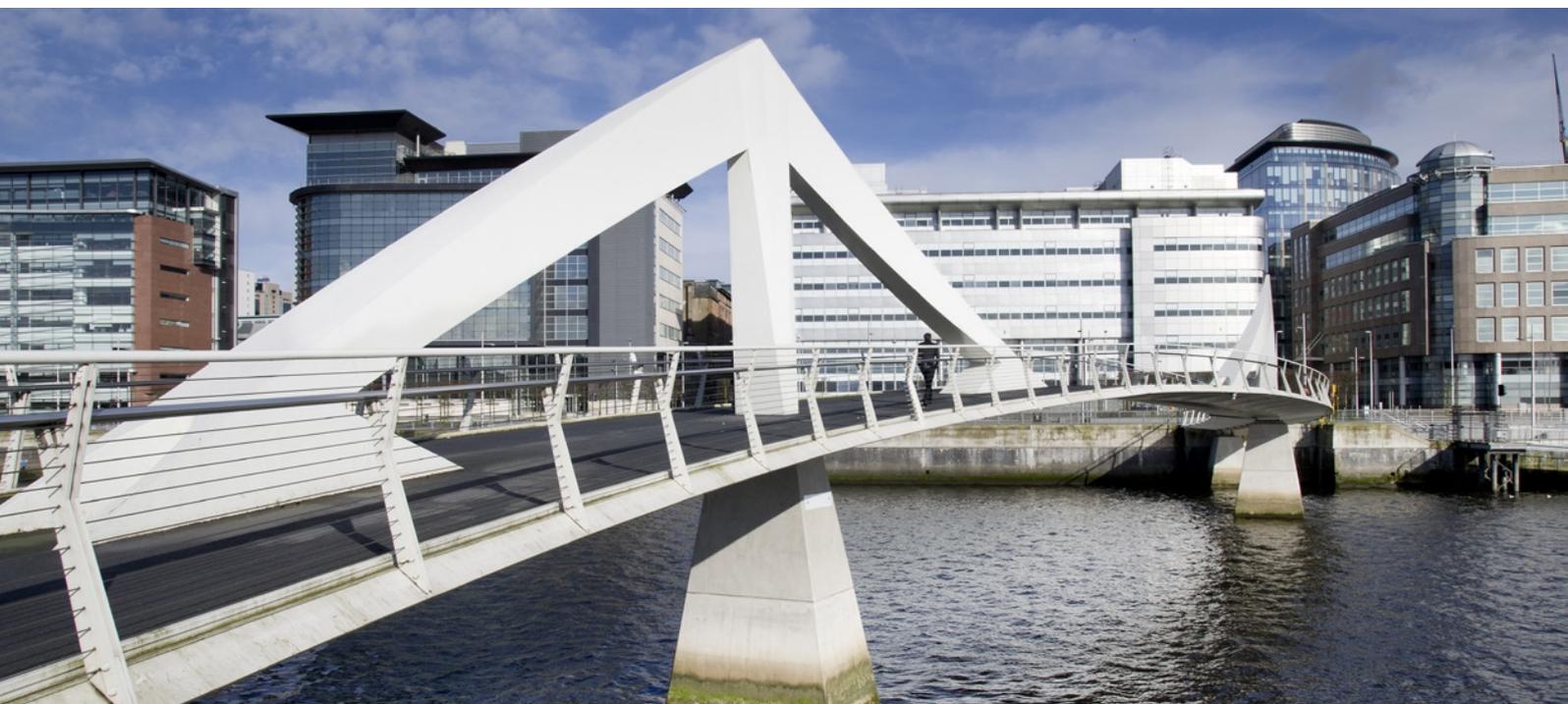
Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Freestanding appliances  
may be available by separate negotiation.



# THE LOCATION

Dalhousie Court is located on West Graham Street on the edge of Glasgow city centre.





The area is extremely popular with young professionals and investors alike. It boasts easy access to Glasgow's West End, with all its bars and restaurants, and City Centre, without all the associated hustle and bustle. Cowcaddens subway station and many of the city's universities are also within easy walking distance, while the motorist benefits from access to the nearby M8 motorway network, providing quick and easy access to the Central Belt and beyond.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

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

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



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.