

1/3, 101 West Graham Street

GARNETHILL, GLASGOW, G4 9LL



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



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*Excellent two-bed apartment, walk-in condition, close
to Glasgow city centre and the West End*



This property is subject to a Buyers Premium. We are delighted to bring to the market this excellent two-bedroom apartment. Set in the heart of one of Glasgow's most central locations. The property is presented in great decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the excellent accommodation on offer.

THE LOUNGE/KITCHEN



The property consists of a spacious and immediately impressive open plan lounge/kitchen/diner with windows that flood the room with natural light and help create a very relaxing space. A feature fireplace provides the focal point of the room. The stylish kitchen is finished in a good range of white units with an electric oven & hob, integrated dishwasher, with ample space for a freestanding washing machine and freestanding fridge freezer.



There are two good sized bedrooms in this apartment, both with ample space for free-standing furniture. The property is completed by a fresh and bright tiled shower room with a large shower enclosure containing an electric shower, toilet and sink. The property also benefits from a separate toilet and sink off the hallway, particularly helpful if the apartment is let out.

The apartment is kept warm, comfortable and secure via double glazing, gas central heating and a secure entry system. Parking is available on-street and by resident permit within the surrounding streets.

Early viewing is strongly advised for anyone seeking a highly versatile and stylish apartment to either live in or rent out as a first-class Buy To Let investment opportunity.

THE SHOWER ROOM



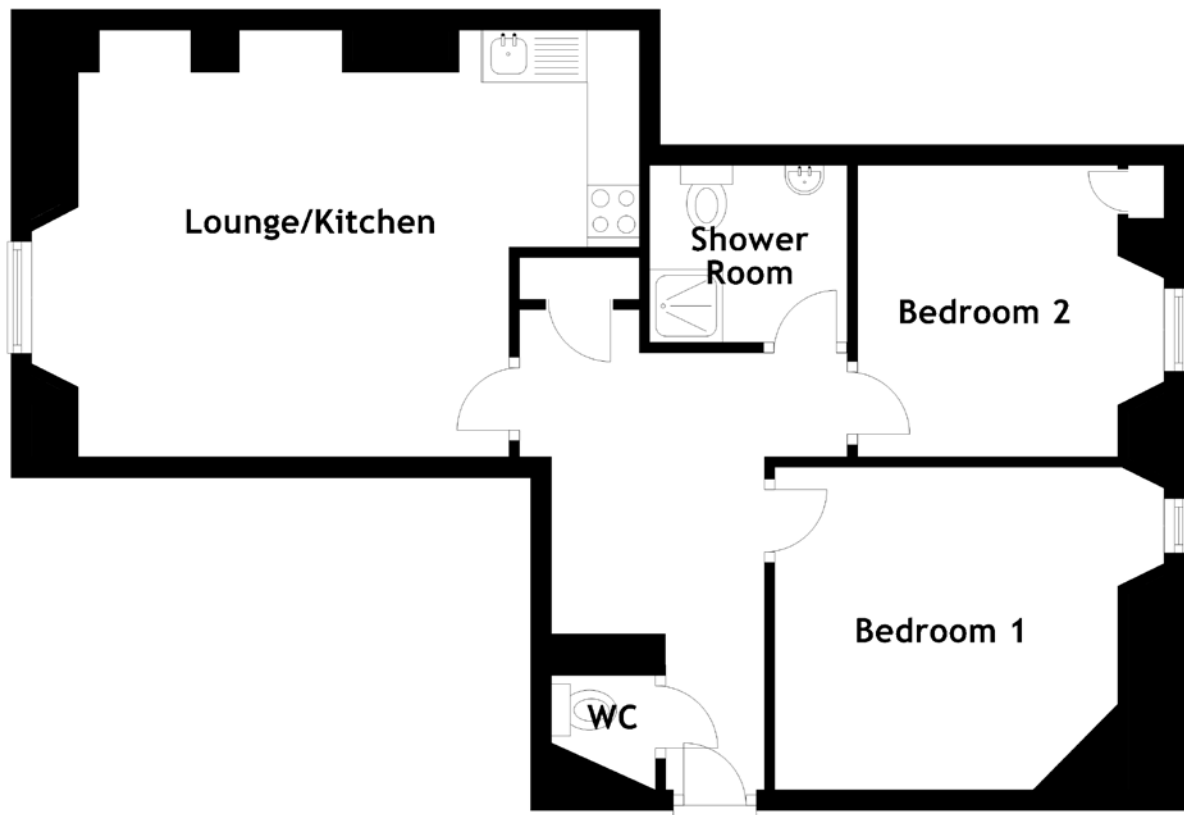
BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP



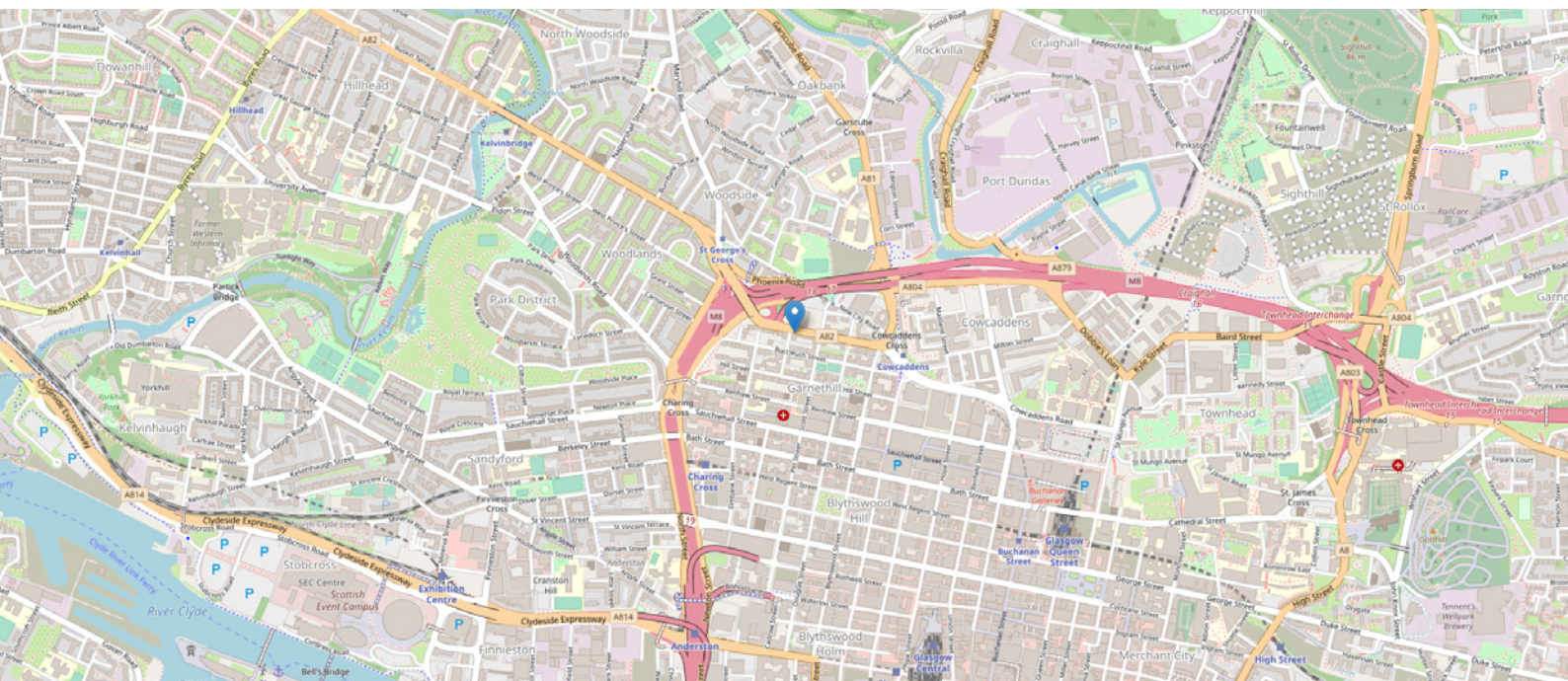
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.40m (17'9") x 3.70m (12'2")
Bedroom 1	3.54m (11'7") x 3.10m (10'2")
Bedroom 2	2.80m (9'2") x 2.50m (8'3")
Shower Room	1.90m (6'3") x 1.70m (5'7")
WC	1.10m (3'7") x 1.00m (3'3")

Gross internal floor area (m2): 65m²
EPC Rating: C

Buyer's Premium Value: £2200.00

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



THE LOCATION

West Graham Street is located within the popular Garnethill area 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, 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.



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