

2/1, 103 John Knox Street

GLASGOW, G4 0UY



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



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Excellent two bed modern apartment, popular location, walk-in condition with private parking



We are delighted to offer to the market this excellent two-bedroom apartment, situated in a corner position and thereby benefiting from an abundance of natural light. The property is ideal for any young couple, first-time buyers or for an investor. This spacious second floor flat provides two double bedrooms, a separate lounge and kitchen, double glazing, electric storage heating and secure entry along with a private car park to the rear with allocated parking space.

THE LOUNGE



Upon entering the building through a secure entry system the property is situated on the right-hand side of the main entrance on the second floor. Accommodation comprises a good-sized hallway, with storage cupboards and access to all internal apartments. The very spacious lounge benefits from dual aspect windows with lots of natural light streaming in, there's a real sense of relaxation that's very appealing. The room affords ample space for various furniture layouts along with space for a dining table if required.

THE KITCHEN



The galley style kitchen is perfect for the apartment, finished in a range of white units with an electric cooker, a washing machine/ dryer and fridge freezer included in the sale.



The tiled bathroom is a good size and contains a three-piece suite with an electric shower over the bath. Both double bedrooms are bright and welcoming and both benefit from large built-in mirrored wardrobes. There is also a very handy large storage cupboard located on the landing to the right-hand side of the flat's entrance.

THE BATHROOM



BEDROOM 1



BEDROOM 2

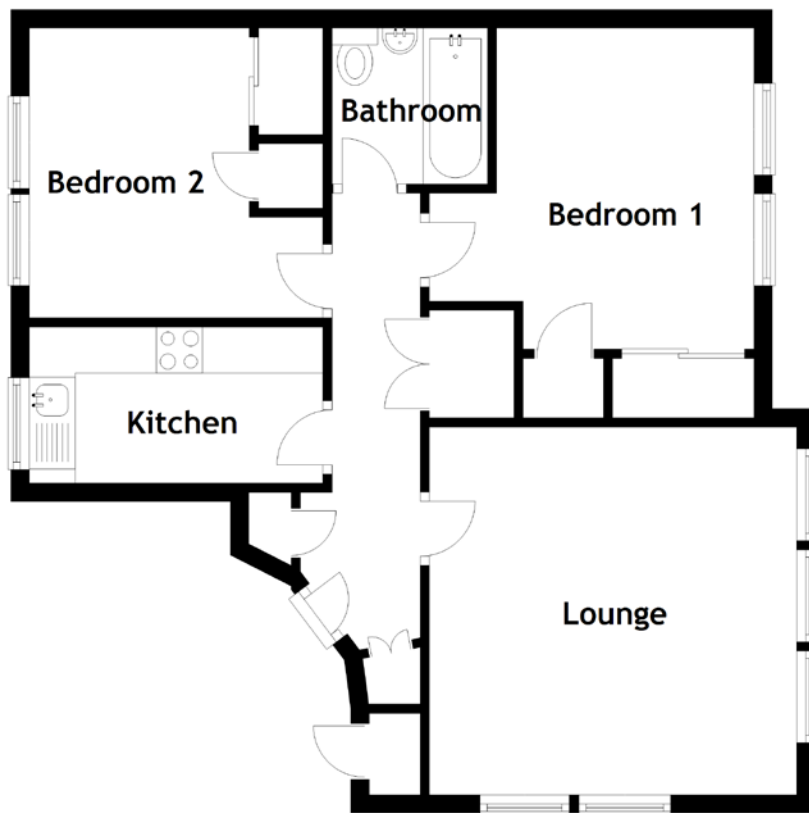


This is a property that is sure to appeal to a large swathe of buyers,
given its city centre location, excellent condition and keen price point.
Early viewing is highly recommended.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



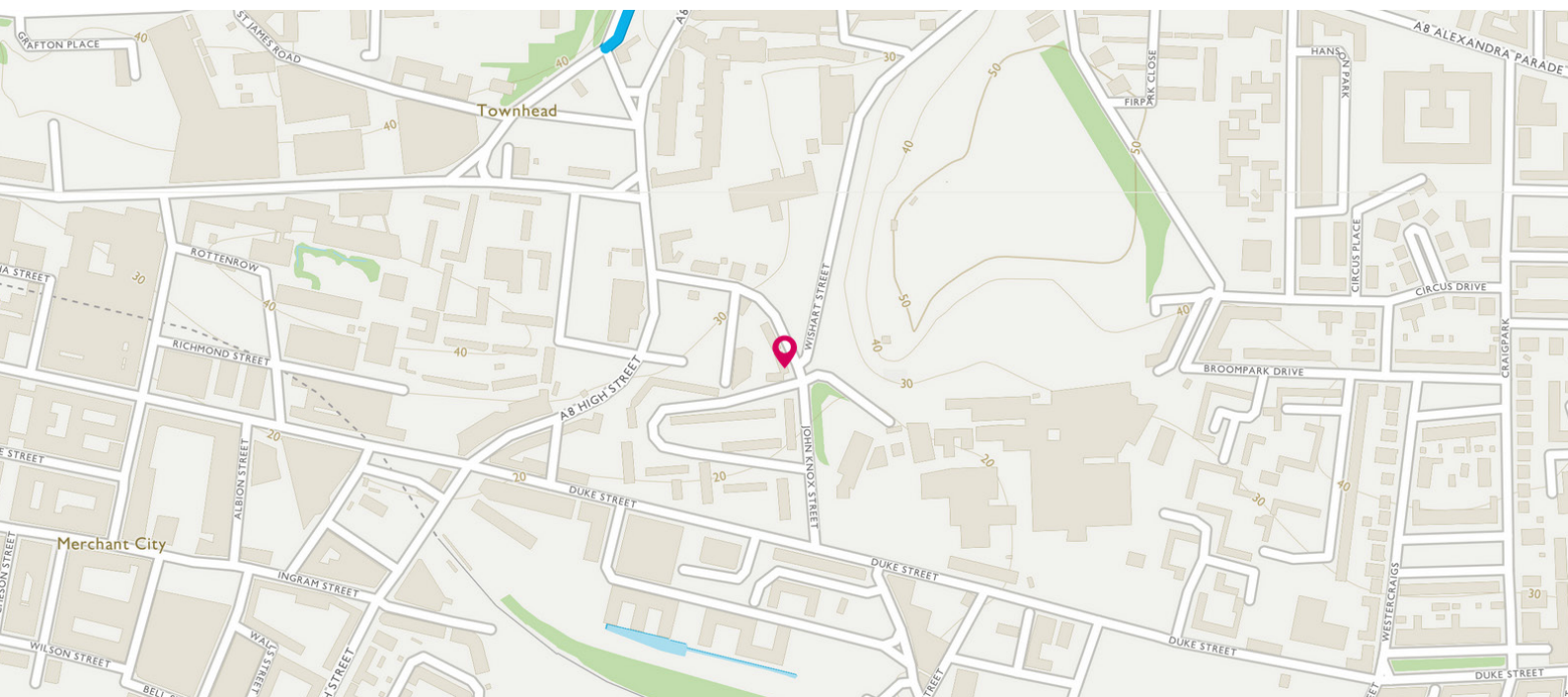
Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'2") x 4.00m (13'2")
Kitchen	3.20m (10'6") x 1.64m (5'5")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	3.20m (10'6") x 3.15m (10'4")
Bathroom	1.70m (5'7") x 1.70m (5'7")

Gross internal floor area (m²): 68m²
EPC Rating: C

Buyer's Premium Value: £1920.00

Extras (Included in the sale): The Factors are Hacking & Paterson, annual fees of approximately £818 - approximately £68 per month



THE LOCATION

The property is situated within close proximity to Glasgow city centre, adjacent to the famous Necropolis, one of Britain's most striking and important Victorian cemeteries, which provides wonderful views across the Clyde Valley.





This particularly historic quarter of the city allows for easy access to the Merchant City and city centre amenities, including higher education at Glasgow's Caledonian and Strathclyde Universities and the Royal Infirmary. This makes the property an excellent first time buy or investment opportunity in an extremely young, vibrant and sought after location.

Public transport facilities include regular bus services adjacent to the property, both for central Glasgow and further afield. Frequent rail travel can also be found locally with Glasgow High Street railway station just a short stroll from the property.

There is extremely easy access to the M8 which provides quick and easy access to the Central belt, North and South.



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