




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

2/4, 65 Garnet Street

GLASGOW, G3 6QL

THE LOCATION

GLASGOW, G3 6QL

This fantastic apartment is ideally placed for those who like to be at the centre of the excitement of the city. Perfect for both working and socialising, this property is not only in a prime location but great transport links to the M8/M74/M77 motorways are all within a few minutes drive away.

The property is also ideally placed for other key transport links including Buchanan Bus Station, Queen Street and Central Station and several subway stations.

Glasgow's thriving city centre is right on your doorstep with a huge choice of fine restaurants, bars, cafés and the world-famous 'Style Mile' not to mention the trendy West End and Merchant City both less than ten minutes away.

Also conveniently located for students, Strathclyde University, Glasgow Caledonian University and all City of Glasgow College campuses are all just a few minutes walk away.



2/4, 65 GARNET STREET

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We are delighted to bring to the market this excellent one-bedroom apartment, offered in walk-in condition and located in a beautiful period building in an ever-popular area of Glasgow.

Accommodation consists of a good-sized lounge/diner, offering flexibility on furniture layout options. The room is decorated in neutral tones and makes a great space to sit and relax after a hard day at the office.

The galley style kitchen is finished in a range of gloss white units with an electric cooker, with space for the washing machine and a fridge.

The tiled bathroom has a three-piece suite with an electric shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers.

The accommodation further extends to a double bedroom with room for room free-standing furniture and a storage cupboard.

The double glazing, electric wall heaters and secure entry system, all help to ensure the apartment is always warm, comfortable and very secure.

One unallocated parking space is provided via the resident's communal car park to the rear of the building.

This is an ideal apartment for any young couple or Buy to Let investor. Early viewing is strongly advised for this great apartment, set in a very popular location close to all amenities the city centre has to offer.



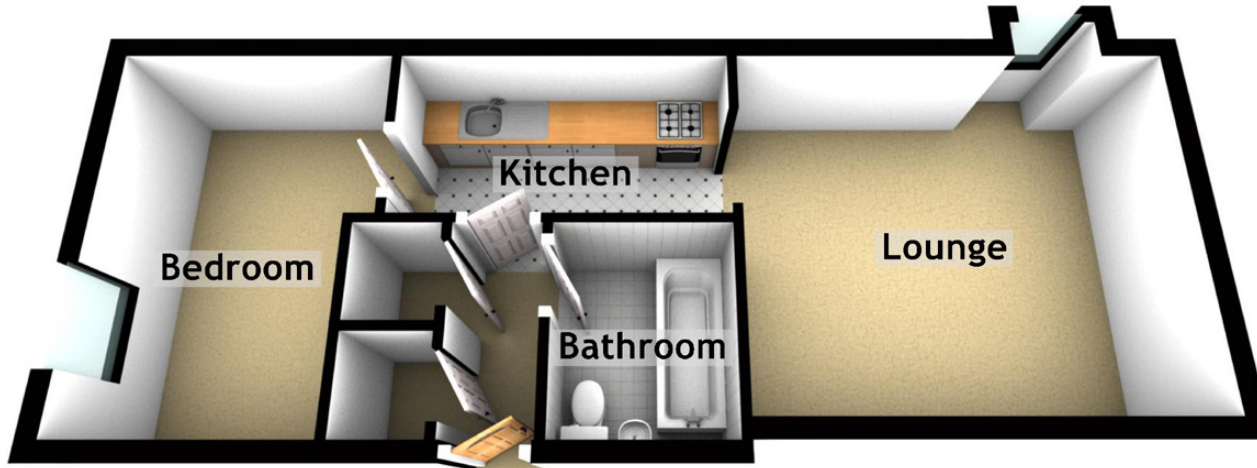






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



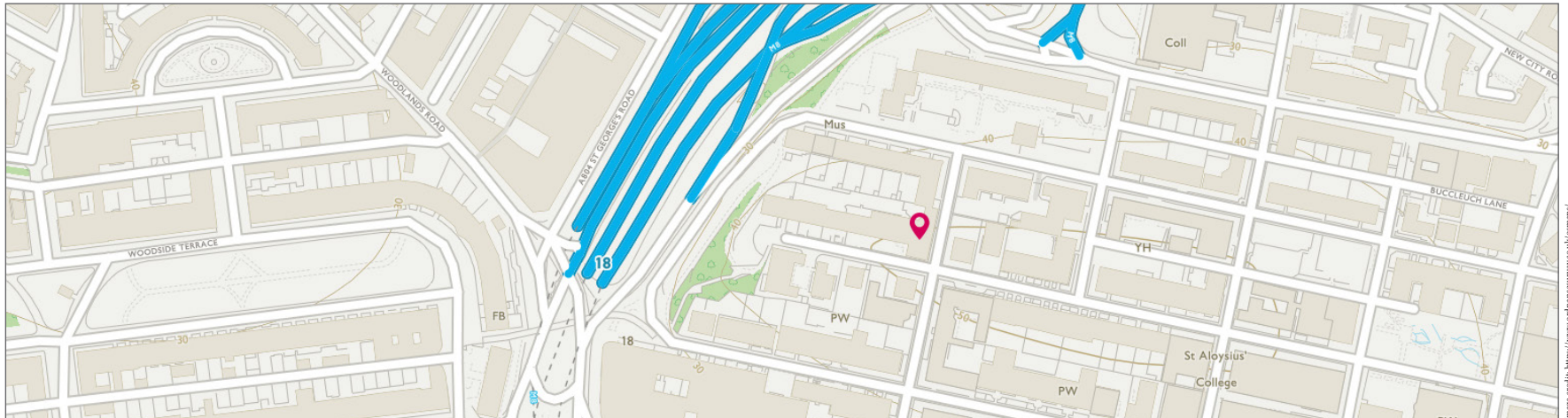
Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Kitchen	3.30m (10'10") x 1.70m (5'7")
Bedroom	3.80m (12'6") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 40m²

EPC Rating: F

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





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Part
Exchange
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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer

