

# 39 MD Garnethill Street

GARNETHILL, GLASGOW, G3 6QD



*Excellent 2 bed Main-Door apartment, Set on the ground floor, Very popular area, Walk-in condition*



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We are delighted to bring to the market this beautiful two bedroom period apartment, set on a ground floor position and benefiting from main-door access. Having had significant upgrades in relatively recent times with a lot of money having been spent the property is currently offered in excellent condition and benefits externally from an array of unspoilt period features.

# THE LOUNGE



Accommodation comprises a bright and spacious lounge/diner with a beautiful bright bay window that floods the room with natural light. The size of the room allows for a range of furniture configurations and caters well for a dining table.

# THE KITCHEN



The kitchen is finished in a good range of contemporary grey units with an electric hob and oven, there's also ample space for the dishwasher, washing machine and freestanding fridge freezer. Free-standing appliances may be available by separate negotiation.





The tiled bathroom is fresh and bright with a white suite and shower over the bath, ensuring there's always an instant supply of hot water for refreshing showers.

# THE BATHROOM





# BEDROOM 1



The accommodation includes two spacious double bedrooms, one with a cupboard and both have ample room for free-standing furniture and currently benefit from freestanding wardrobes. The large store could potentially offer space as a study/home office.

The double glazing and central heating help to ensure the apartment is always warm, comfortable and secure.





## BEDROOM 2 & STUDY





On sunnier days, the communal garden space makes a perfect spot for relaxing and enjoying the sunshine. Residents parking is on-street, adjacent to the front of the building and by paid permit. We understand costs are very reasonable, however, for accuracy, we would recommend prospective purchasers satisfy themselves as to the current residents parking rates.

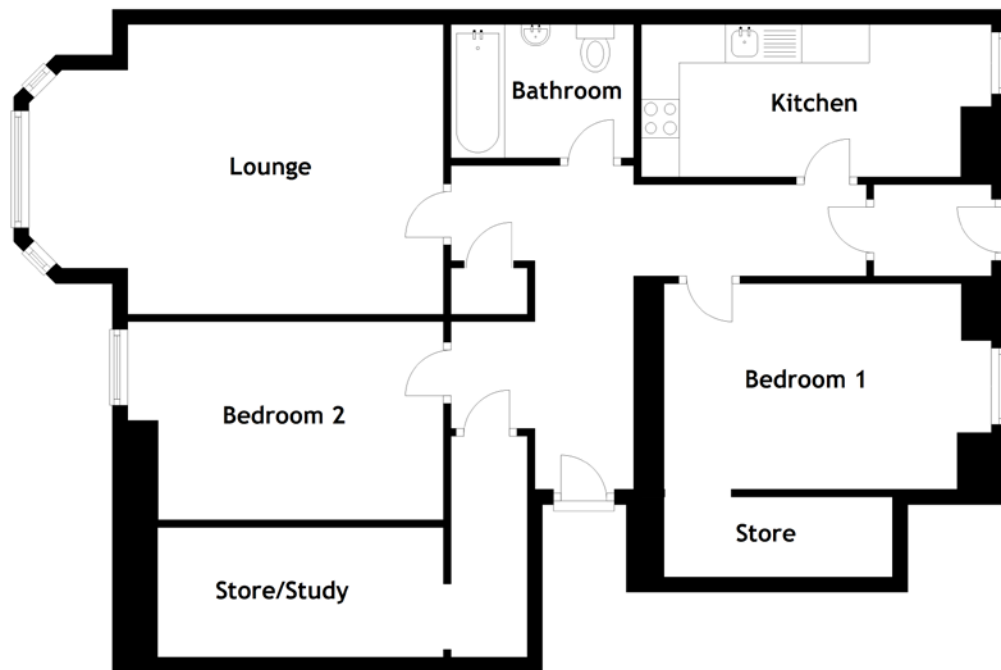
Early viewing is strongly advised for this perfect apartment, set in a very popular location, and which offers a great place to call home or excellent rental returns for any investor.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



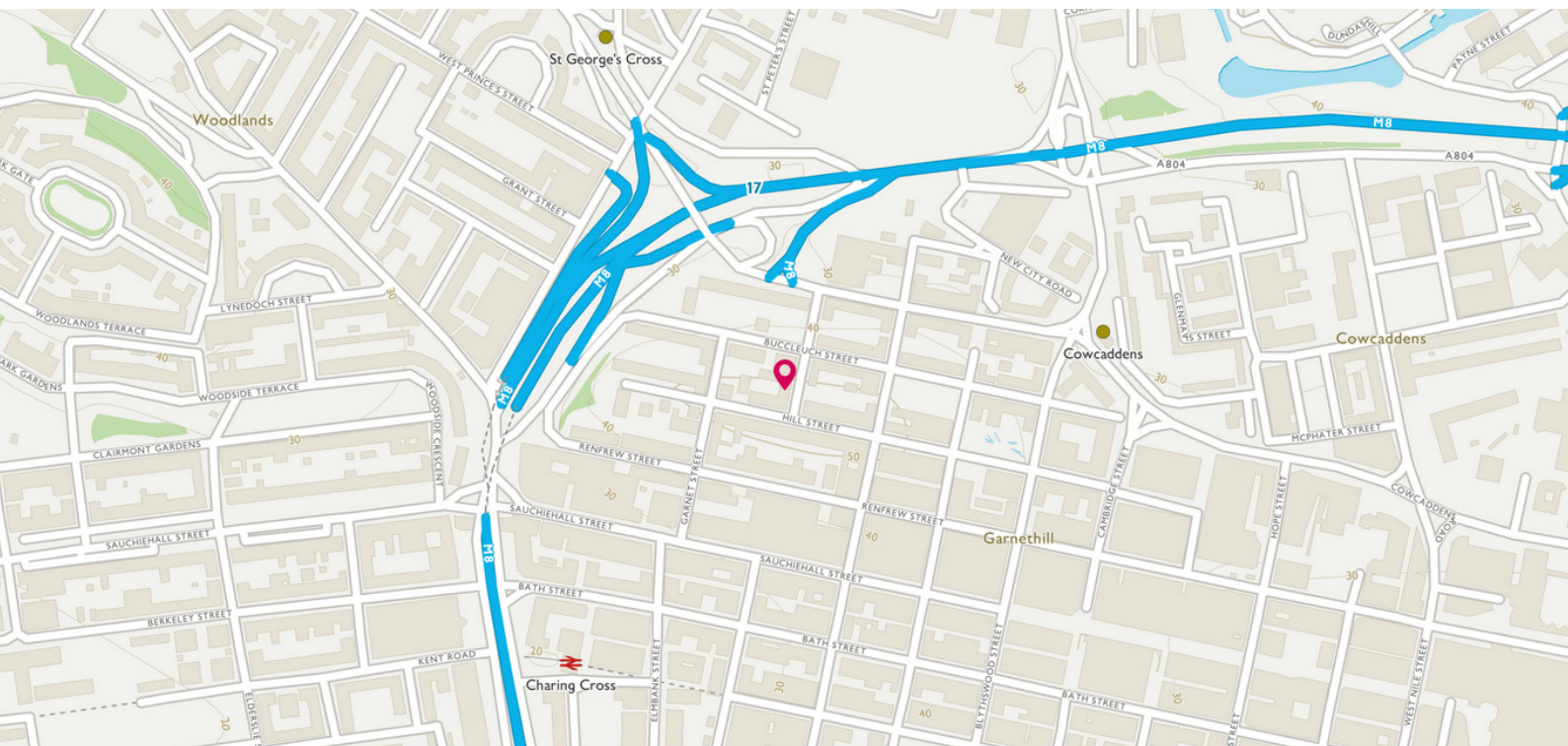
Approximate Dimensions  
(Taken from the widest point)

Lounge 5.45m (17'11") x 3.80m (12'6")  
 Kitchen 4.60m (15'1") x 2.00m (6'7")  
 Bedroom 1 4.60m (15'1") x 2.70m (8'10")  
 Store 3.30m (10'10") x 1.05m (3'5")  
 Bedroom 2 4.15m (13'7") x 2.60m (8'6")

Store/Study 4.15m (13'7") x 1.70m (5'7")  
 Bathroom 2.40m (7'10") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
 EPC Rating: C

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





# THE LOCATION

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.



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