

3/2 26 Aberdour Street

GLASGOW, G31 3NH



*AN IDEAL BUY-TO-LET INVESTMENT OR
A GREAT FIRST-TIME BUYERS PROPERTY*



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We are delighted to offer to the market this excellent one-bed apartment. These traditional tenement apartments have eternal buyers appeal, given their spacious and flexible accommodation, high ceilings, lovely cornice detail, and exceptional value for money offering. This one rates high up the list, as it is presented in great condition with the hard work already done.

The accommodation comprises a good-sized entrance hallway, leading to a bright and spacious lounge/kitchen/diner. Given the room's shape, it would suit a range of furniture configurations whilst still allowing for a dining table. The kitchen area is finished in a bank of units, with a cooker, fridge and freezer. The recess area at the window encloses the sink and space for the washing machine.

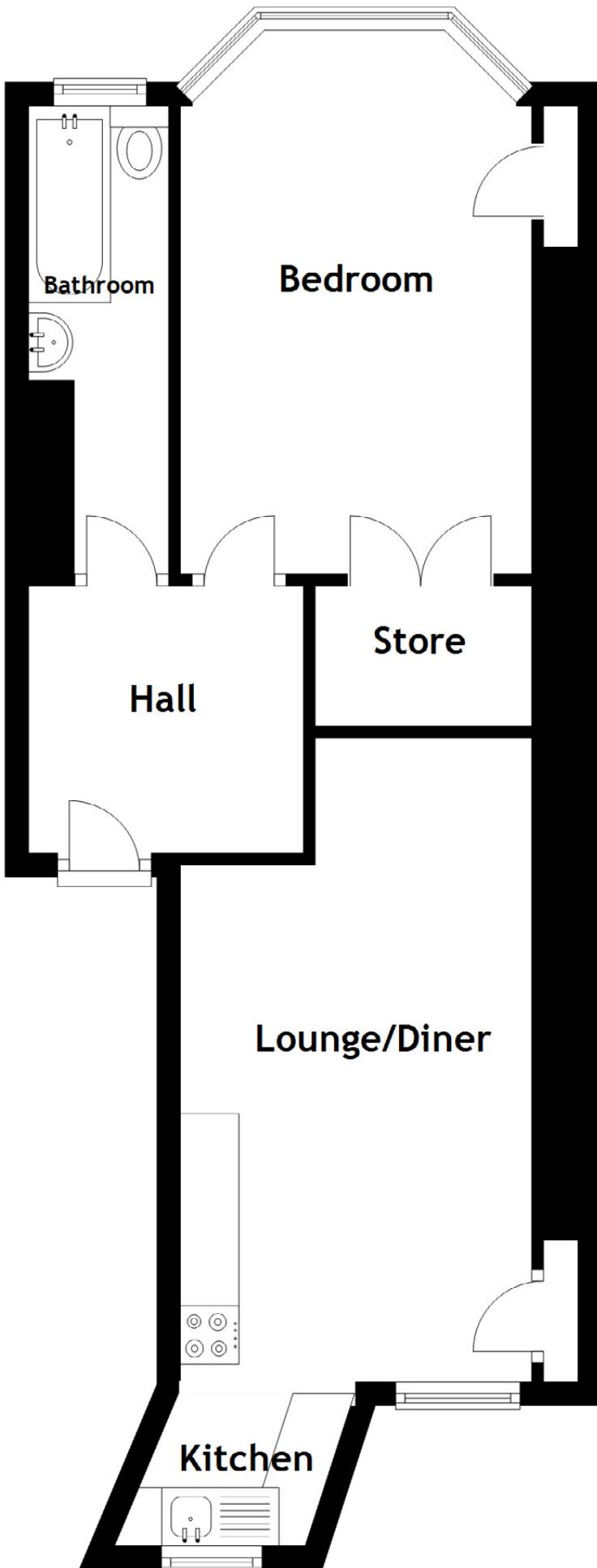
The Property





The beautifully tiled bathroom is fresh and bright, with a white suite and a tap-fed shower over the bath. The double bedroom is spacious and bright, with a Bay window, room for a home office work desk and ample space for free-standing furniture. The home is kept warm, and comfortable via double glazing, gas central heating and secure door entry system on the close. There is also plenty of storage space to keep the apartment clutter-free at all times.





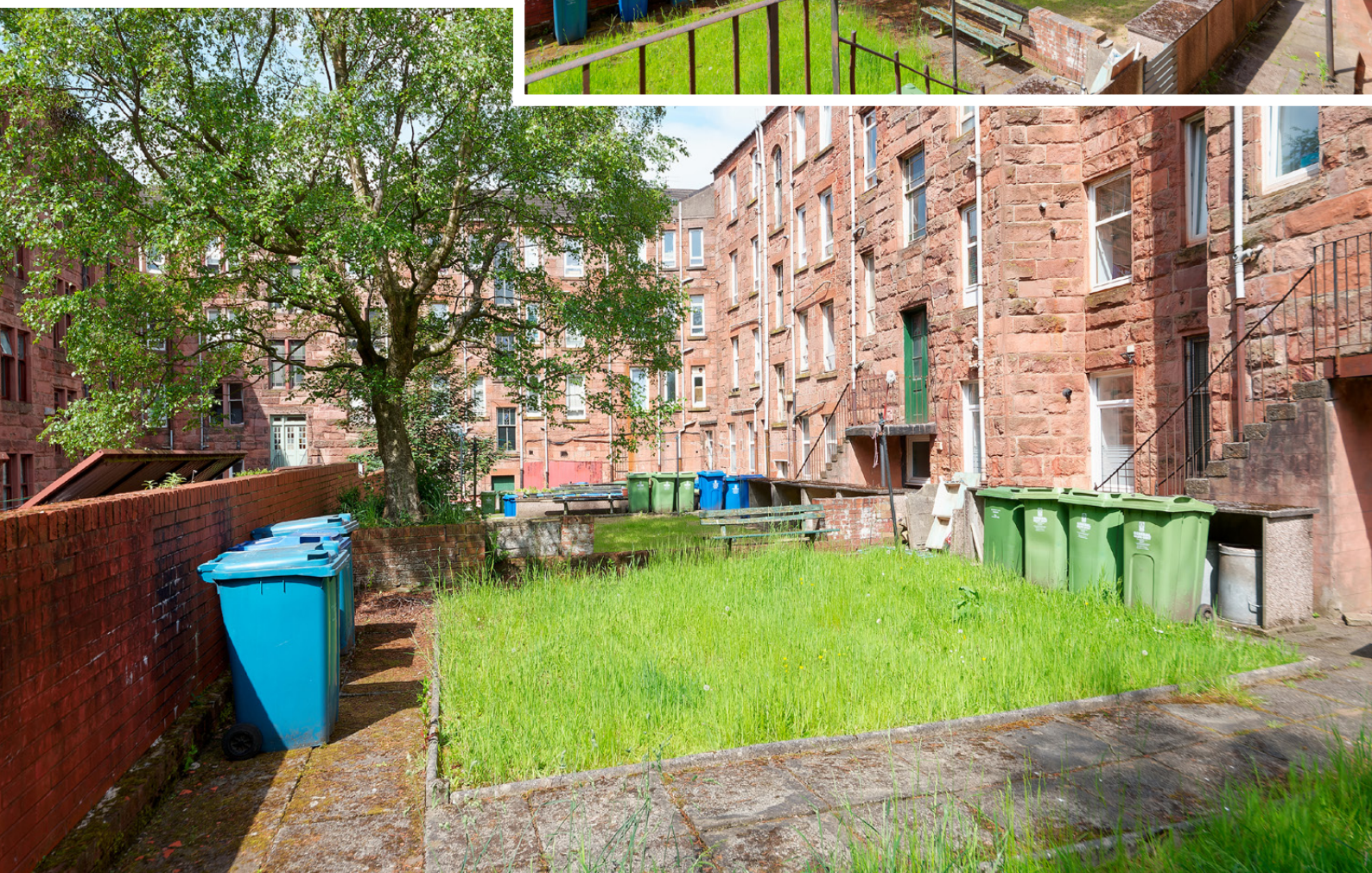
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.50m (18'1") x 3.00m (9'10")
Kitchen	1.45m (4'9") x 1.30m (4'3")
Bedroom	4.90m (16'1") x 3.00m (9'10")
Bathroom	4.00m (13'1") x 1.20m (3'11")

Gross internal floor area (m²): 44m²

EPC Rating: D

The apartment has the added benefit of a communal drying area to the rear of the apartment. This is a great starter apartment for any young couple to call home, it's offered in lovely condition and leaves nothing for the new owners to do, except move in, sit down and start enjoying it. Early viewing is advised for Buy-To-Let investors or first-time buyers looking for a great apartment in an eternally popular location.

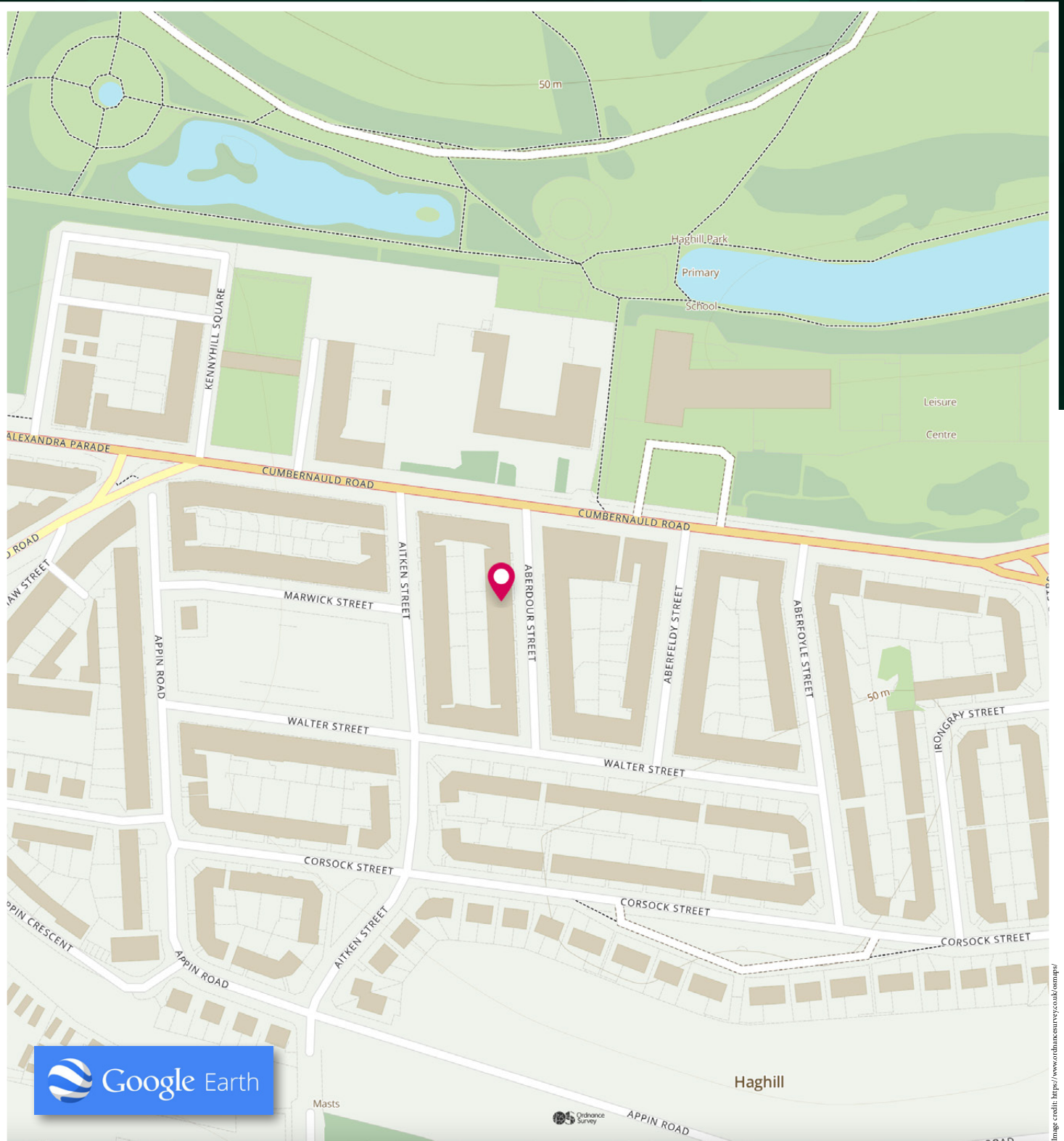




Aberdour Street, Haghill on the edge of Denistoun is a great place to live and commute from. Local shops, cafes and great food outlets are only two minutes away. The area benefits from very regular public transport links, both by road and rail to the heart of the city in fifteen minutes or less, with the train station placed only a few minutes walk from the apartment. The area also has a large Victorian Park, 'Alexandra Park', which is perfect for those who like to walk and keep active.

Glasgow's Royal Infirmary is a short distance away, as is the City Park business complex which houses a wide range of major businesses. Glasgow International Airport is located only seven miles away and the motorway links mean all areas of central Scotland are easily attainable on a daily basis

The Location



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