

# Flat 0/1 54 Govanhill Street

GLASGOW, G42 7LD



*Fantastic value for money one bed starter apartment,  
excellent condition, popular south-side location*



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Part Exchange available. We are delighted to offer to the market this traditional sandstone tenement apartment, offering great accommodation combined with excellent value for money. The property is ideal for any young person or couple looking for starter accommodation and is a great way for anyone to get their foot firmly on the property ladder. Equally, due to the ground floor position, it is clear to see the accommodation would be ideal for Retiree's or for those seeking a solid Buy-To-Let investment as the property already has a history of returning a great yield of rental income.

# THE KITCHEN



The accommodation consists of a kitchen with an electric oven and gas hob with ample room for the freestanding washing machine and fridge freezer. It's ideal for the apartment.

# THE LOUNGE



The lounge is not only spacious with tall ceilings, but it also has light flooding in from the window and the room would easily suit a range of different furniture configurations. The tartan carpet is a real statement of quality and a testimony to the care and attention to detail that has been lavished on this lovely apartment.







The bathroom is very fresh and contains a white suite including a mains fed shower over the bath, helping to ensure a constant supply of instant hot water for refreshing showers.

## THE BATHROOM



# THE BEDROOM



The double bedroom is a great size and has ample room for free-standing furniture and a built-in storage facility.

The accommodation also benefits from double glazing, gas central heating and the parking is on-street.



There is a designated rear garden space with the apartment and further communal drying space to the rear.

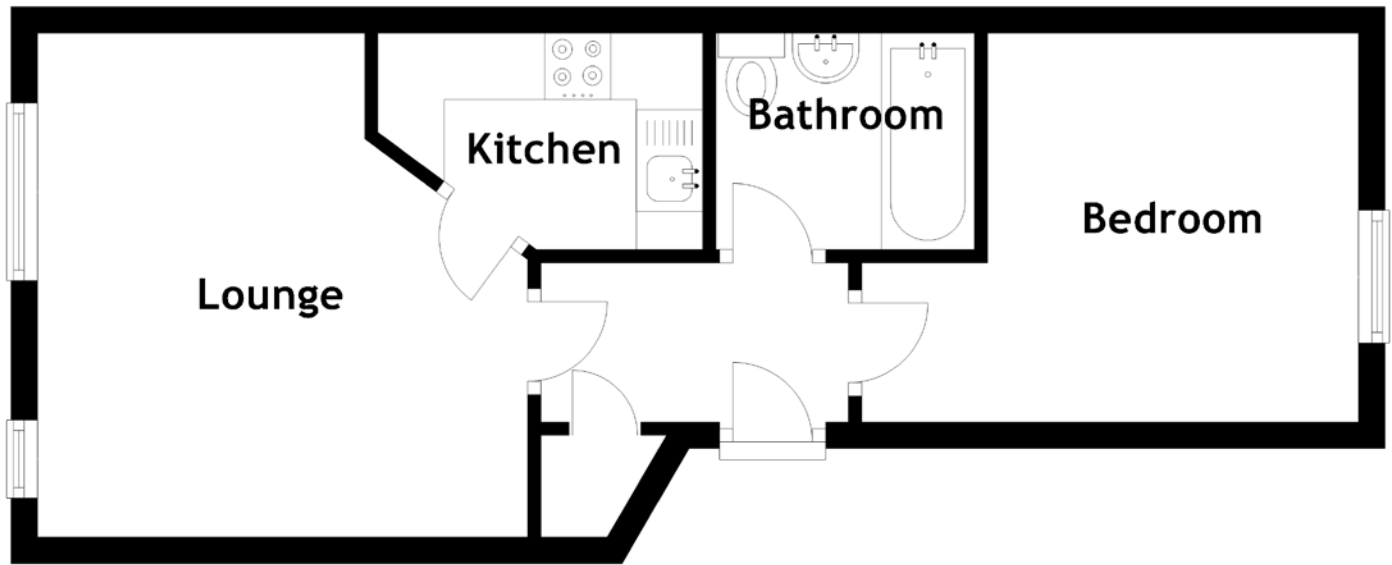
Early viewing is advised for anyone seeking a walk-in condition starter apartment, retirement flat, or rental property at an excellent value for money price. All set in an ever-popular location.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



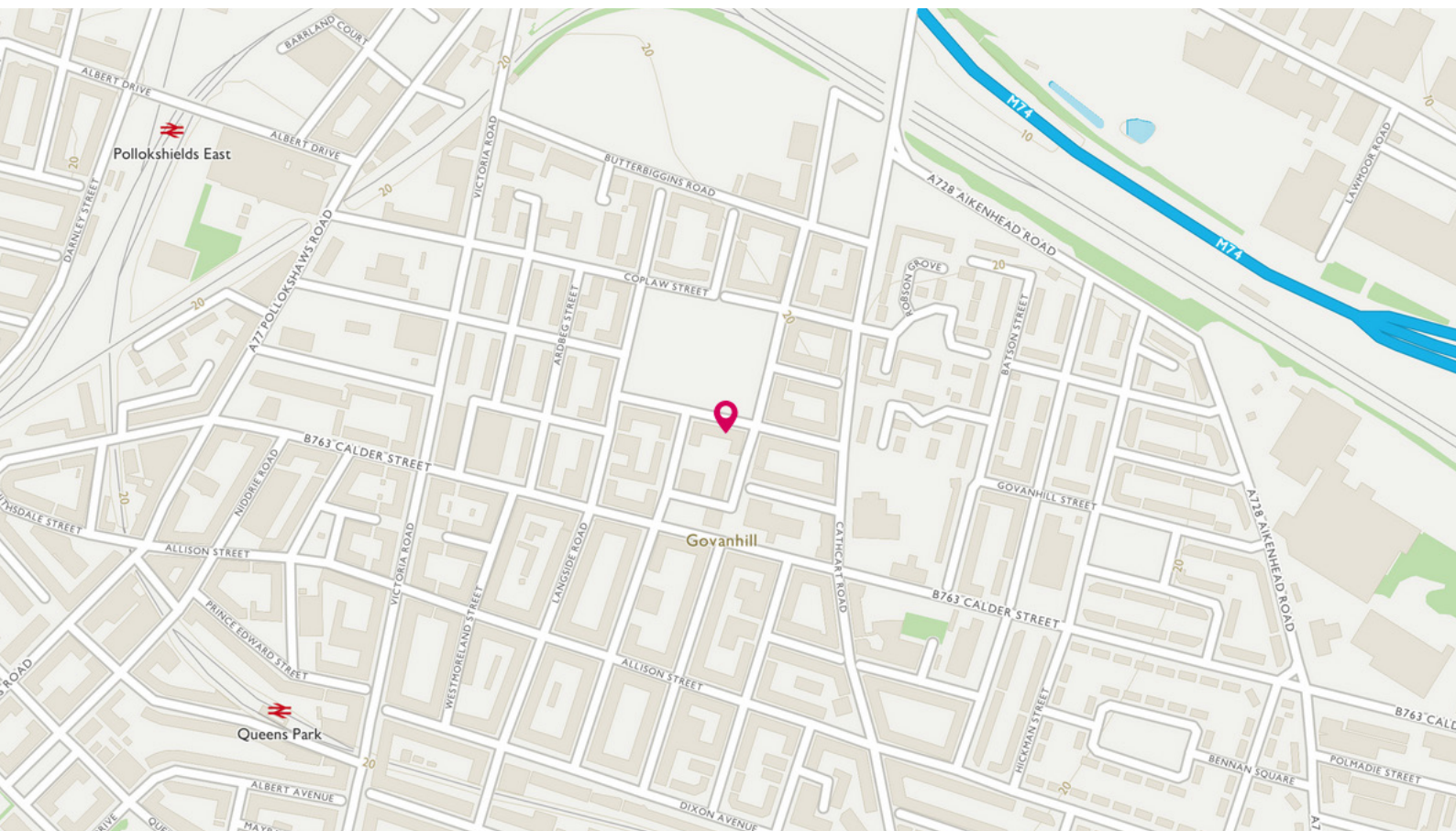
Approximate Dimensions  
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.70m (12'2")
Kitchen	2.45m (8') x 1.70m (5'7")
Bathroom	1.95m (6'5") x 1.80m (5'11")
Bedroom	3.70m (12'2") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 34m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Freestanding appliances available by separate negotiation.





# THE LOCATION

Govanhill Street is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere ten minutes to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home. The property is also ideally placed for access to the leafy gardens of Govanhill Park and Queens Park.







# McEwan Fraser Legal

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