



*Excellent one-bedroom ground floor apartment,
popular area, iconic building, great condition*



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We are delighted to bring to the market, this well-located one-bedroom, ground-floor apartment. Benefiting from spacious, bright accommodation, and offering an ideal property set in a very popular location, close to the bustling social scene of the west end of Glasgow. Given the ground floor location and modern accommodation, this apartment will also appeal to retirees.

THE LOUNGE/DINER



The accommodation consists of a spacious lounge-diner with large French Doors which allow an abundance of light to flood the room. The simple but clever layout of the room affords a plethora of furniture configurations, whilst still allowing space for a dining table or home office work area if required.

THE KITCHEN



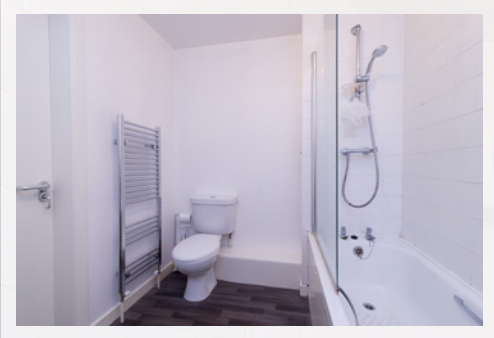
The kitchen layout is both ideal for the apartment and well-appointed. Finished with an attractive range of light wood units with a gas hob, electric oven, and ample space for a free-standing washing machine and a fridge freezer. The layout also allows for a tall breakfast/dining table and stools.





To keep the apartment tidy, there are ample storage solutions throughout the apartment. The bathroom is fresh and bright with a white three-piece suite, along with a stylish chrome radiator and a mains shower over the bath, ensuring an endless supply of hot water for long refreshing showers. The double bedroom is a good size and benefits from a built-in wardrobe with ample room for freestanding furniture.

THE BATHROOM



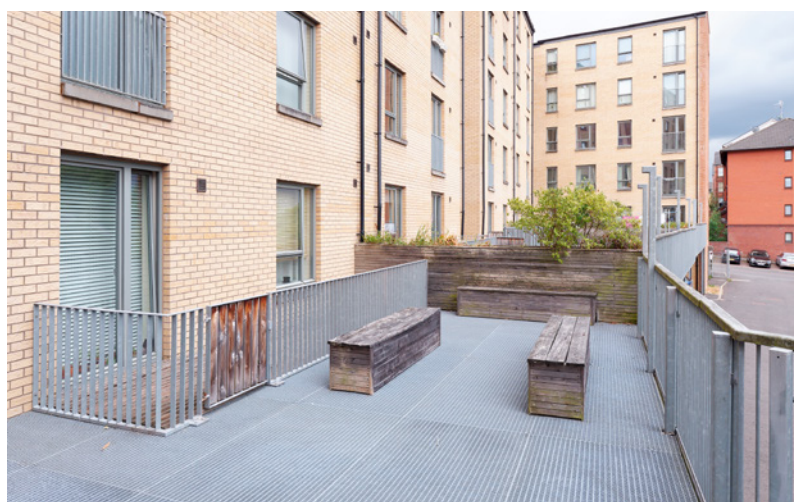
THE BEDROOM



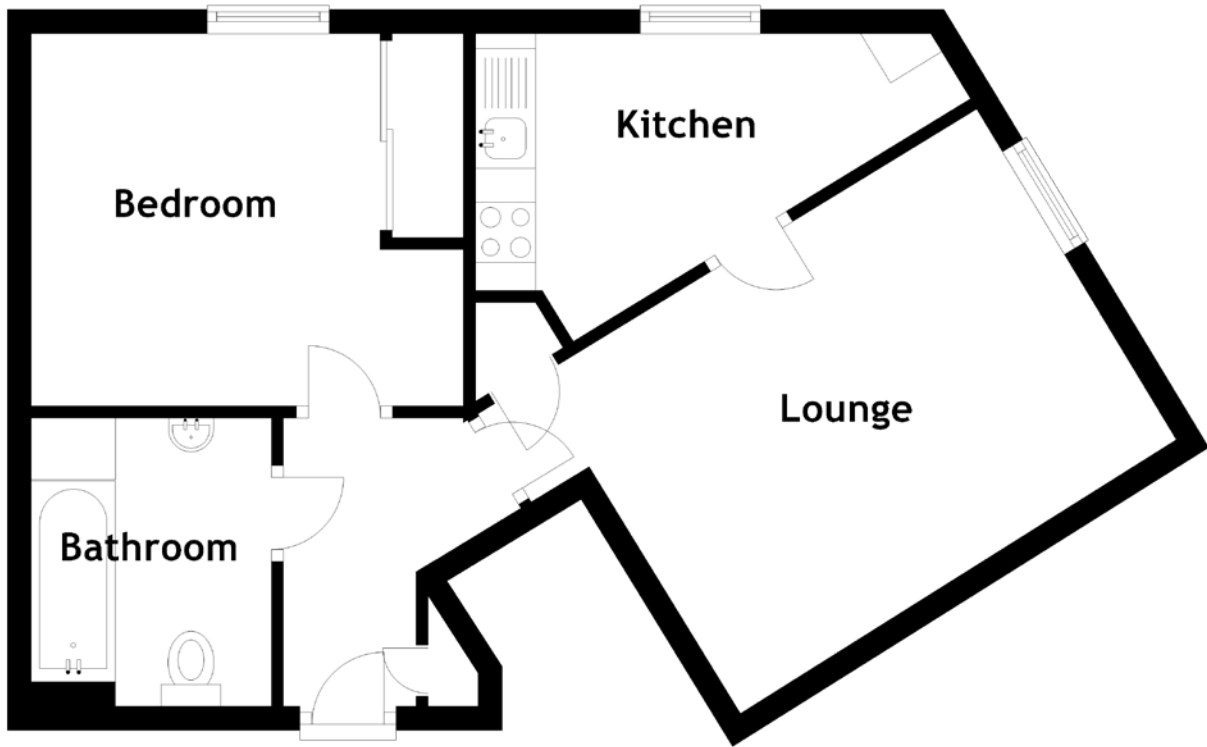
The double glazing, gas central heating, and secure entry system all help to ensure the apartment is always warm, comfortable, and very secure. Secure Resident's car parking is provided behind the apartment. The apartment also benefits from a communal area in which to relax and a utility area for outside clothes drying.

Early viewing is strongly advised for Buy-To-Let investors, First-time buyers, young couples, or Retiree's seeking a well-placed inner-city apartment that offers excellent value for money along with good prospects of rental yield or just a great place to call 'Home'.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



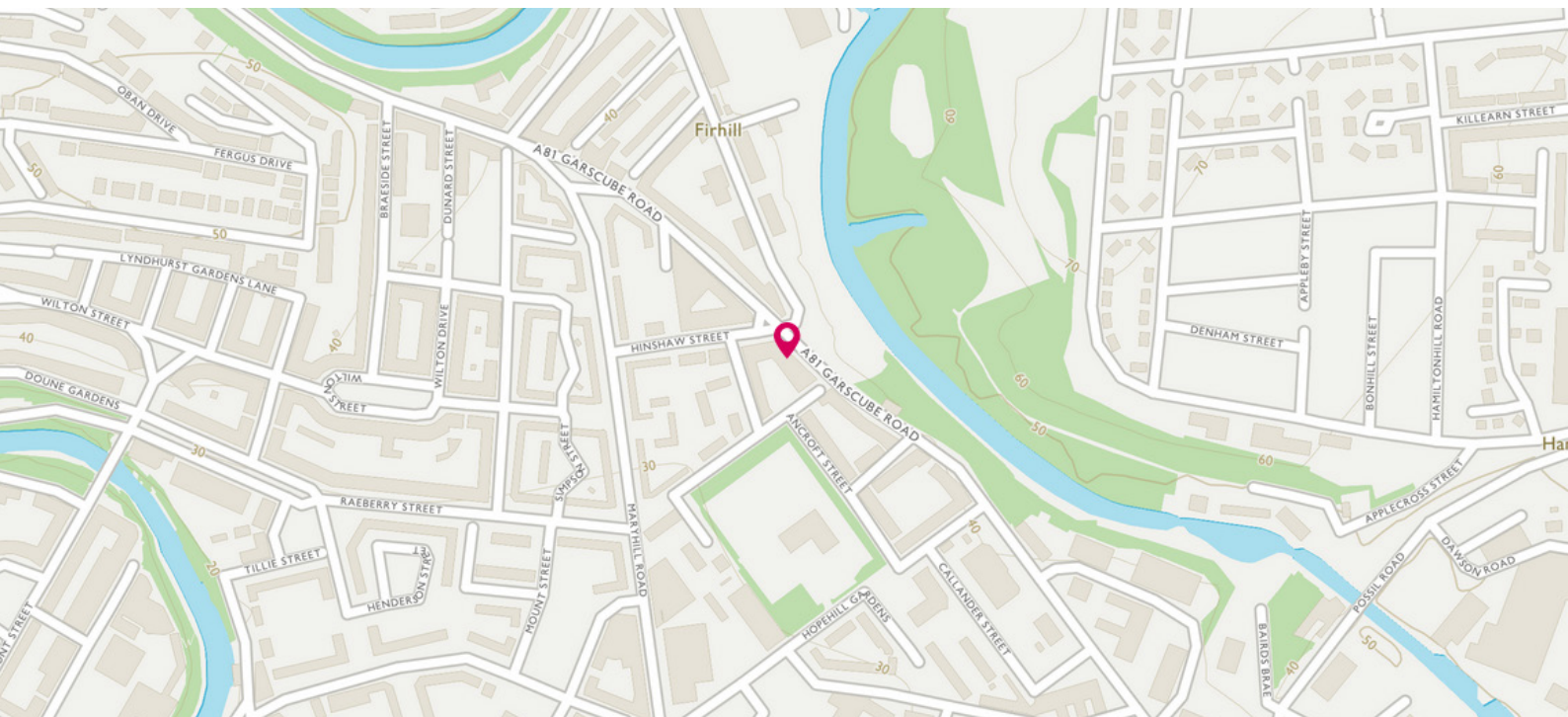
Approximate Dimensions
(Taken from the widest point)

Lounge	5.34m (17'6") x 3.21m (10'7")
Kitchen	3.80m (12'6") x 2.60m (8'6")
Bedroom	3.60m (11'10") x 3.10m (10'2")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 40m²

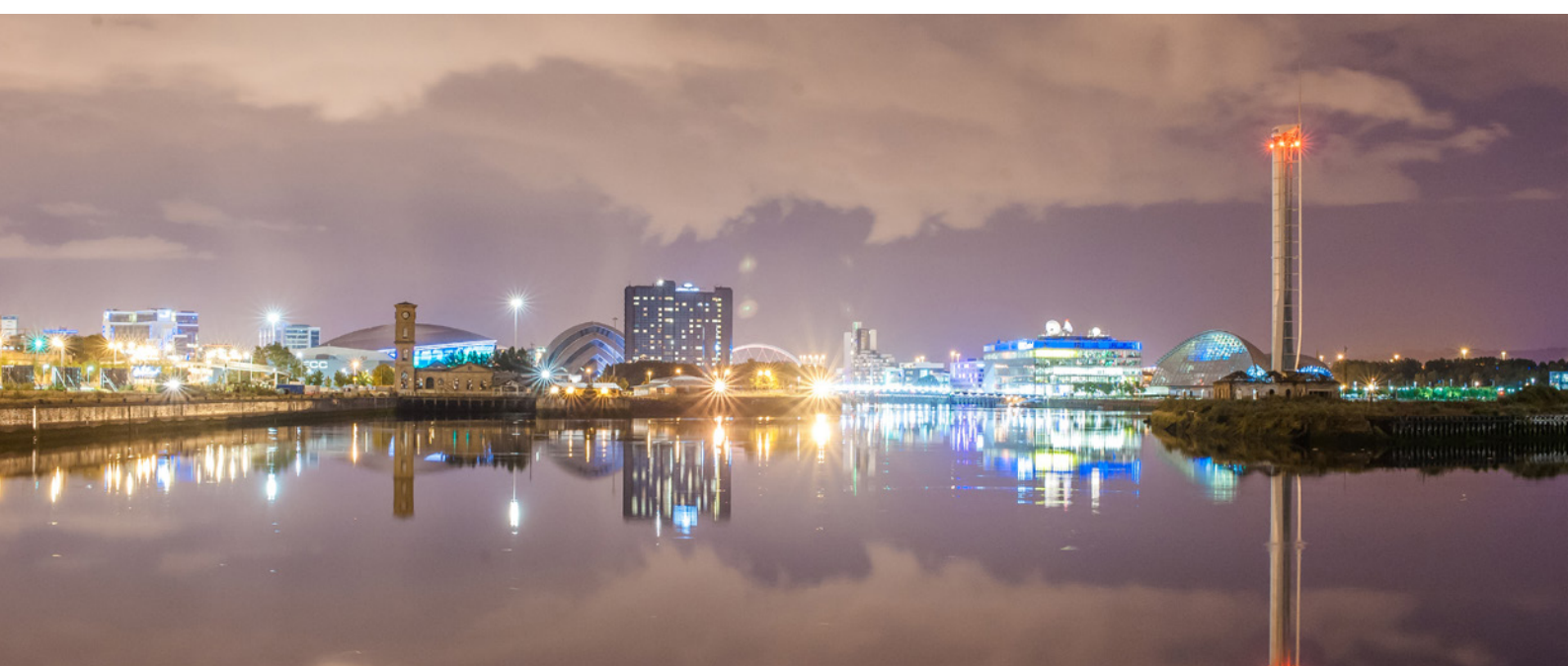
EPC Rating: C

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



THE LOCATION

Garscube Road is ideally placed for those who love the city life. Perfect for working, socialising and students, offering not only a great location but also great transport links to the M8/M74 motorways (five minutes drive) and M77 allowing access to all corridors of central Scotland.





Some of the most iconic landmarks Glasgow has to offer and the city centre are only a short distance away. Glasgow's trendy West End is less than ten minutes away with its seemingly limitless choice of fine restaurants, bars and cafes.



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