

3/2, 6 Dalmeny Gate

GLASGOW, G5 0GX



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Excellent two-bed apartment, walk-in
condition, popular location, near city centre*



We are delighted to offer to the market this very stylish two-bedroom city apartment, set in a great location with the added benefit of being in very close proximity to the heart of the city.

THE LOUNGE/KITCHEN



Accommodation consists of a bright and airy open plan lounge/kitchen with large windows allowing lots of natural light to flood the room. It's a very relaxing space with lots of natural light, and the innovative design of the room affords ample space for a dining table and home office workstation. The kitchen is well laid out with a good range of floor and wall units with an induction hob, and a sleek electric oven. With integrated washing machine/dryer and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal, and with it being open plan - the chef is never too far away from the party.





The tiled bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there is always lots of instant hot water for long refreshing showers. The two bedrooms are a good size with integrated wardrobes and there is also ample space for free-standing furniture. The master further benefits from an en-suite. The home is kept warm, comfortable and secure via the double glazing, central heating and secure entry system.

THE BATHROOM



BEDROOM 1



BEDROOM 2



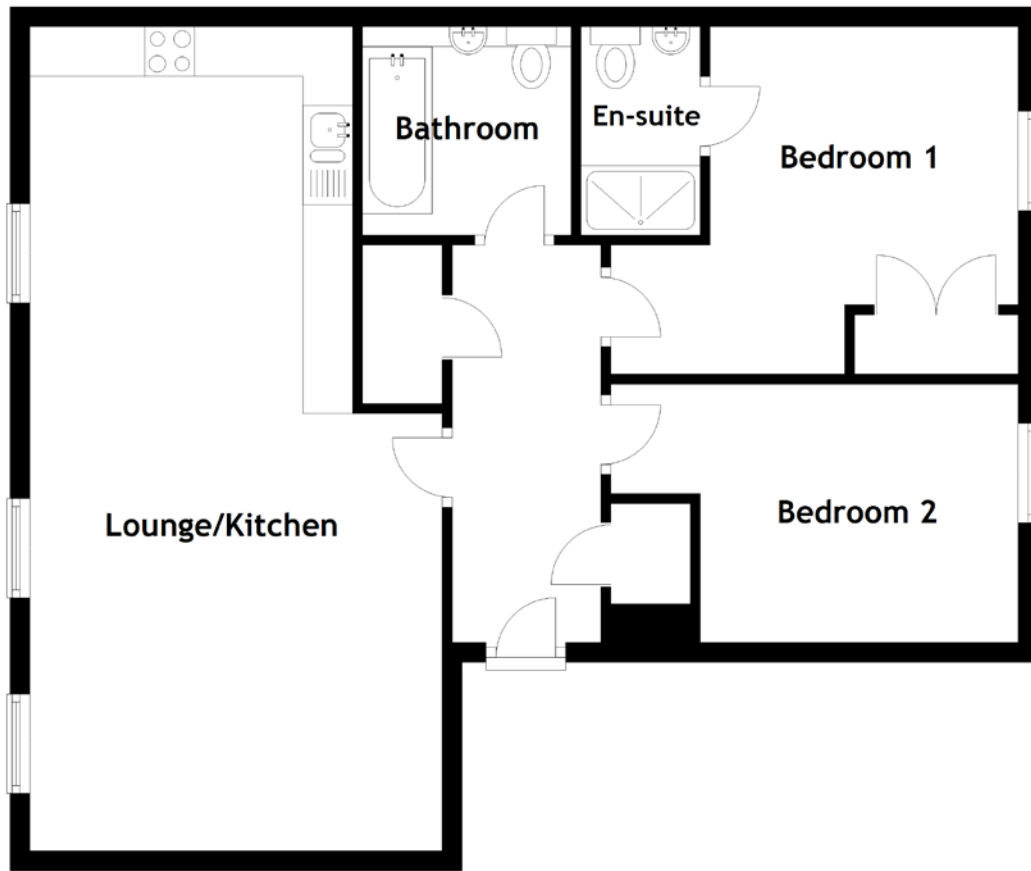
There is also off-street residents parking to the front aspect and communal utility space to the rear. This is a property that the current owners have really enjoyed, given its excellent accommodation, elevated position and easy city living location.

Early viewing is advised for those looking for an excellent place to call home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen
Bathroom
Bedroom 1
En-suite

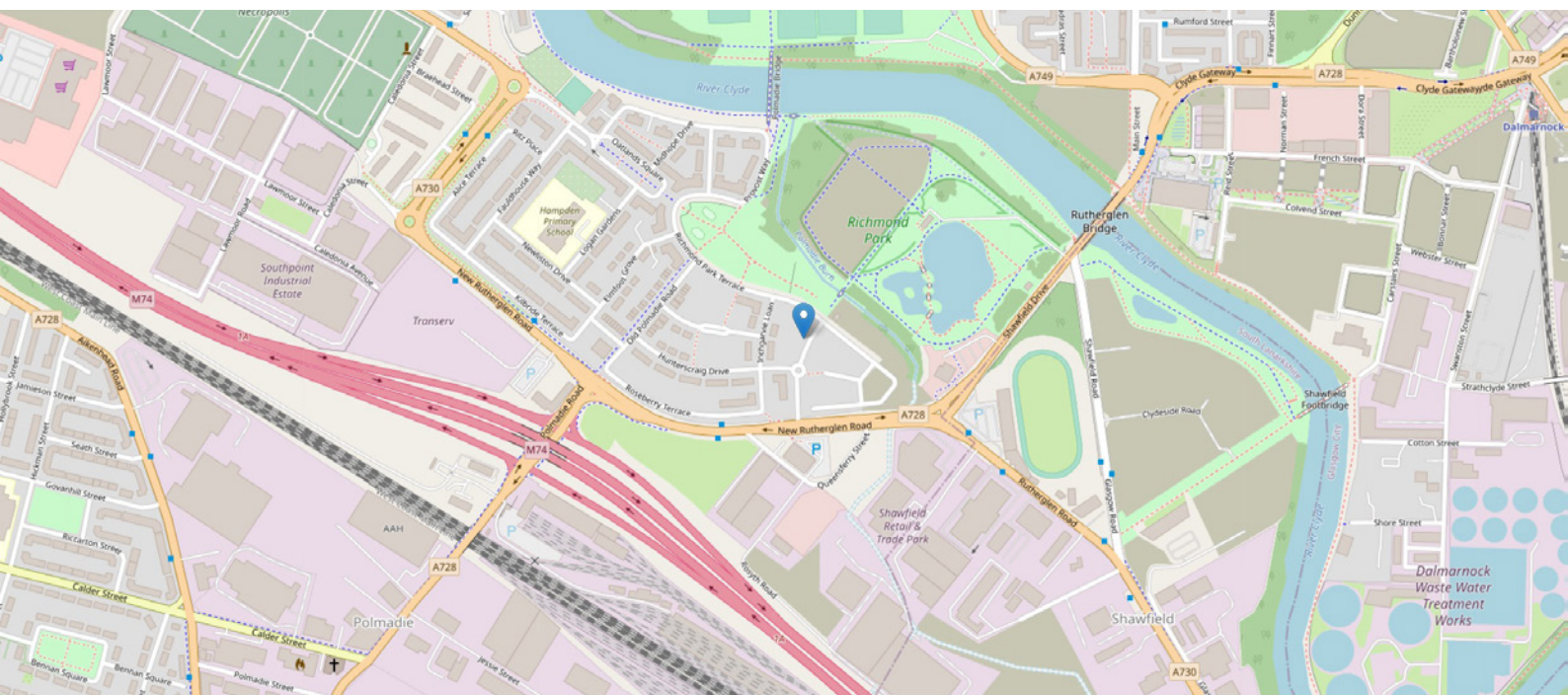
8.30m (27'3") x 4.15m (13'7")
2.10m (6'11") x 2.10m (6'11")
4.10m (13'5") x 3.50m (11'6")
2.10m (6'11") x 1.20m (3'11")

Bedroom 2

4.10m (13'5") x 2.60m (8'6")

Gross internal floor area (m²): 70m²
EPC Rating: B

Buyer's Premium Value: £3300.00



THE LOCATION

The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it is a mere ten minutes walk 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 a good range of schools and amenities all within easy reach, making it a very popular place to call home.



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Exchange
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