

1/2 231 Bearsden Road

GLASGOW, G13 1DH



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



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Excellent one-bed traditional sandstone apartment, good condition, great location - Anniesland



This property is subject to a Buyers Premium of £1500 paid by the successful bidder. We are delighted to bring to the market this lovely traditional one-bedroom apartment. Given the ever-popular and convenient location, the excellent accommodation and the potential for an easy upgrade, this property is ideal for either a first-time buyer, Buy-To-Let investor or budding developer.

Low-cost one-bed properties in good areas such as this one are becoming something of a rarity these days and this apartment offers so many options that are sure to appeal to a wide range of buyers.

THE LOUNGE/DINER



Option 1 is simply to enjoy this great property as it is: in good condition and perfect for anyone looking for a turnkey low-cost starter apartment to call home.

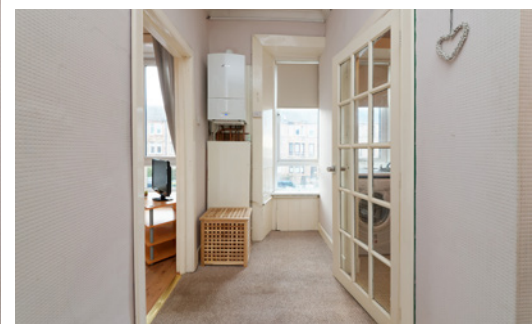
Option 2 (subject to planning and building approval) is to reconfigure the space and move the kitchen within the lounge area, thereby creating a modern lounge/kitchen/diner and turn the existing kitchen into a second bedroom or much larger one-bedroom.

Currently, the property benefits from a lounge/diner with a large window allowing light to flood the room. The lounge currently benefits from a recessed area allowing space for a dining table.

THE KITCHEN & BEDROOM



The kitchen has various units, an electric cooker and space for a freestanding washing machine, fridge freezer and microwave. The bedroom has ample space for freestanding furniture.





The property also contains a shower room with a toilet, sink and shower enclosure with an electric shower. Storage is ample with a large cupboard off the spacious square hallway.

THE SHOWER ROOM



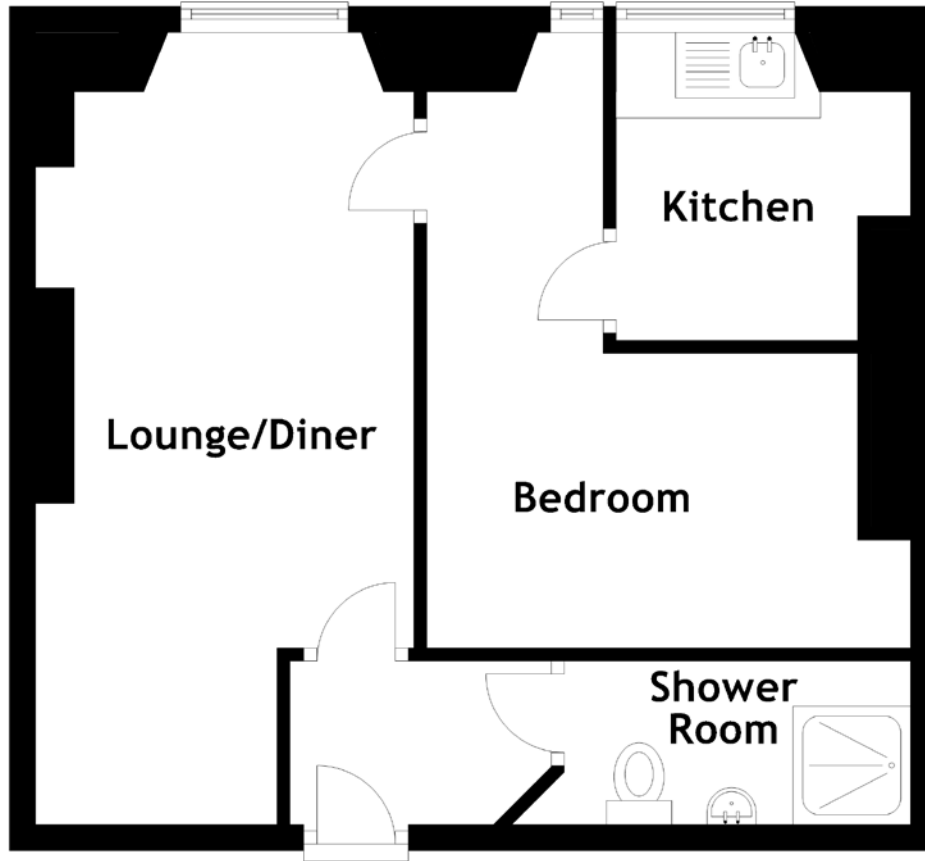
The property also benefits from double glazing, gas central heating, and secure entry door on the close. The rear of the property offers a communal drying area. Parking is on-street.

The property has the potential to become a truly great home for anyone seeking any one of these options. early viewing is strongly advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



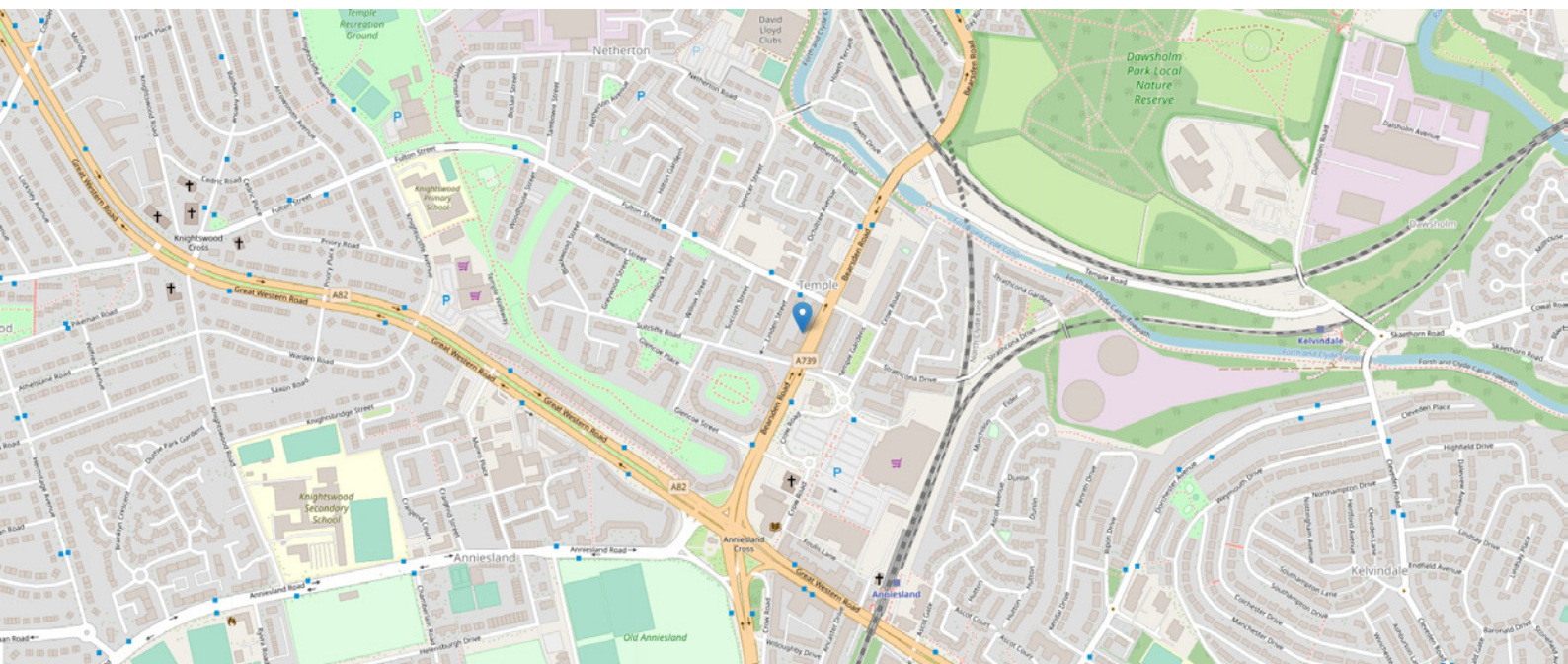
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.60m (18'5") x 2.90m (9'6")
Kitchen	1.90m (6'3") x 1.85m (6'1")
Shower Room	2.65m (8'8") x 1.25m (4'1")
Bedroom	4.25m (13'11") x 3.70m (12'2")

Gross internal floor area (m²): 38m²
EPC Rating: B

Buyer's Premium Value: £1500.00

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



THE LOCATION

This fantastic apartment is ideally placed for those who like to be close to and within easy reach of all the excitement of the city, whilst still enjoying an idyllic and very tranquil area. Perfect for both working and socialising, this property is not only in a prime location but has great transport links to the M8/M74/M77 motorways, all within a few minutes drive away.





Glasgow's thriving city centre is a mere ten-minute taxi ride away offering a huge choice of fine restaurants, bars, cafés and the world-famous 'Style Mile' not to mention the trendy Byres Road area and the 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 within easy reach.



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