

2/2, 86 Silvergrove Street

BRIDGETON, GLASGOW, G40 1DR



*EXCELLENT TWO BED MODERN APARTMENT,
POPULAR LOCATION, WALK-IN CONDITION*



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We are delighted to offer to the market this fantastic two-bedroom modern apartment, presented in walk-in condition and set within a very popular, vibrant and close-to city-centre location. To say the area is on the up would be an understatement considering nearby flats have sold recently within 1000 yards for over £300k.

The accommodation comprises of a bright and very spacious open plan lounge/diner, the proportions of which are excellent for a modern flat. The natural ambience of this room is evident, it just feels really peaceful and relaxed. The bright kitchen is an easy and convenient space to work in. The clean lines of the light wood units along with the gas hob and electric oven provide a fantastic place for any chef to serve up a marvellous meal. The kitchen area is completed by a free-standing fridge freezer and washing machine. There are two stylish and wonderfully bright double bedrooms in this apartment, both have built-in storage wardrobes and ample room for free-standing furniture. The master is en-suite and has a large standalone shower enclosure with a mains shower. The partially tiled bathroom is bright and fresh and contains a white suite with a shower over the bath, a relaxing space to soak away the cares of a long day at the office.

The Lounge





The Kitchen





Bedroom 1 & En-Suite



Bedroom 2





The Bathroom

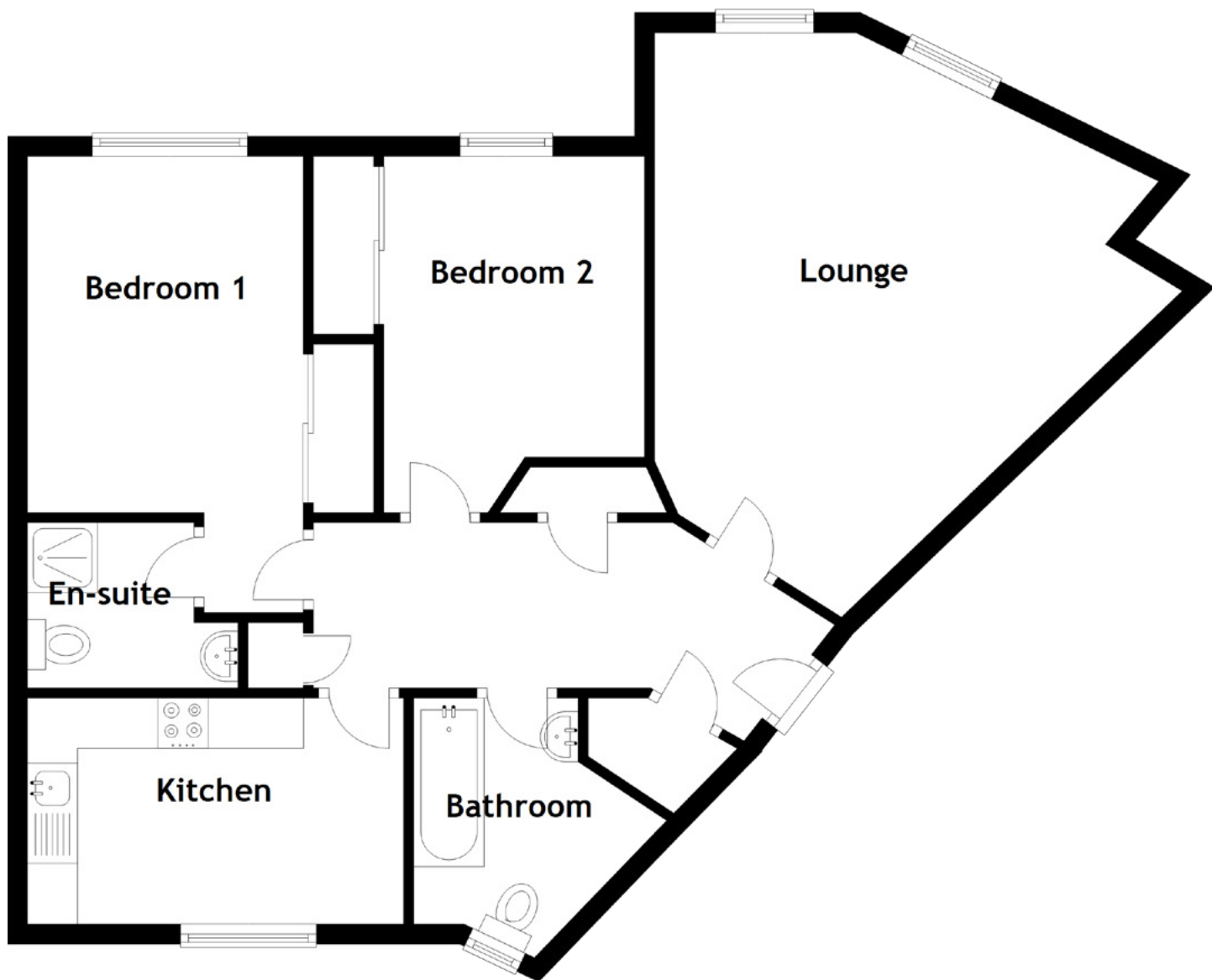


Entrance Hallway



The handy storage cupboard off the hallway helps to ensure this apartment is always clutter-free and the apartment is kept warm and comfortable via double glazing and gas central heating. With city-centre living, security and convenience is always an important factor and this apartment caters well for it, with secure entry and un-allocated private parking. From time to time a property appears on the market that is sure to be extremely popular, this is one such property as it ticks all the boxes for modern, easy living, in a great close-to city-centre location. If rented, the property is capable of achieving an excellent rental income. Given the close proximity to 'Glasgow Green', with all its festivals and events, along with all the bars, restaurants and cafes that the city centre has to offer only 10 minutes away, this is sure to be a very popular apartment. Early viewing is advised.





Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.20m (13'9") x 3.56m (11'8") |
| Kitchen | 3.75m (12'4") x 2.25m (7'5") |
| Bedroom 1 | 4.55m (14'11") x 2.75m (9') |
| En-suite | 2.10m (6'11") x 1.65m (5'5") |
| Bedroom 2 | 3.55m (11'8") x 2.60m (8'6") |
| Bathroom | 2.75m (9') x 2.54m (8'4") |

Gross internal floor area (m²): 69m²

EPC Rating: B





The quiet, popular, and beautifully designed Silvergrove Street development is a selection of modern apartments near Glasgow Green and the People's Palace. These lovely properties exude quality and are perfect for people who seek somewhere to live their lives with space and flexibility in mind. The location is perfect too, at the heart of a major regeneration initiative and only a short walk from Glasgow city centre.

Living here means residents are a mere ten minutes walk away from Glasgow city centre and some of the best shopping in the UK, not to mention outstanding nightlife as well. Closer still is the vibrant Merchant City, offering shops, restaurants, pubs and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. On your doorstep, you will find more bars and restaurants as well as a gym, nursery and even a cafe with jazz music every Sunday.

Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.

The Location

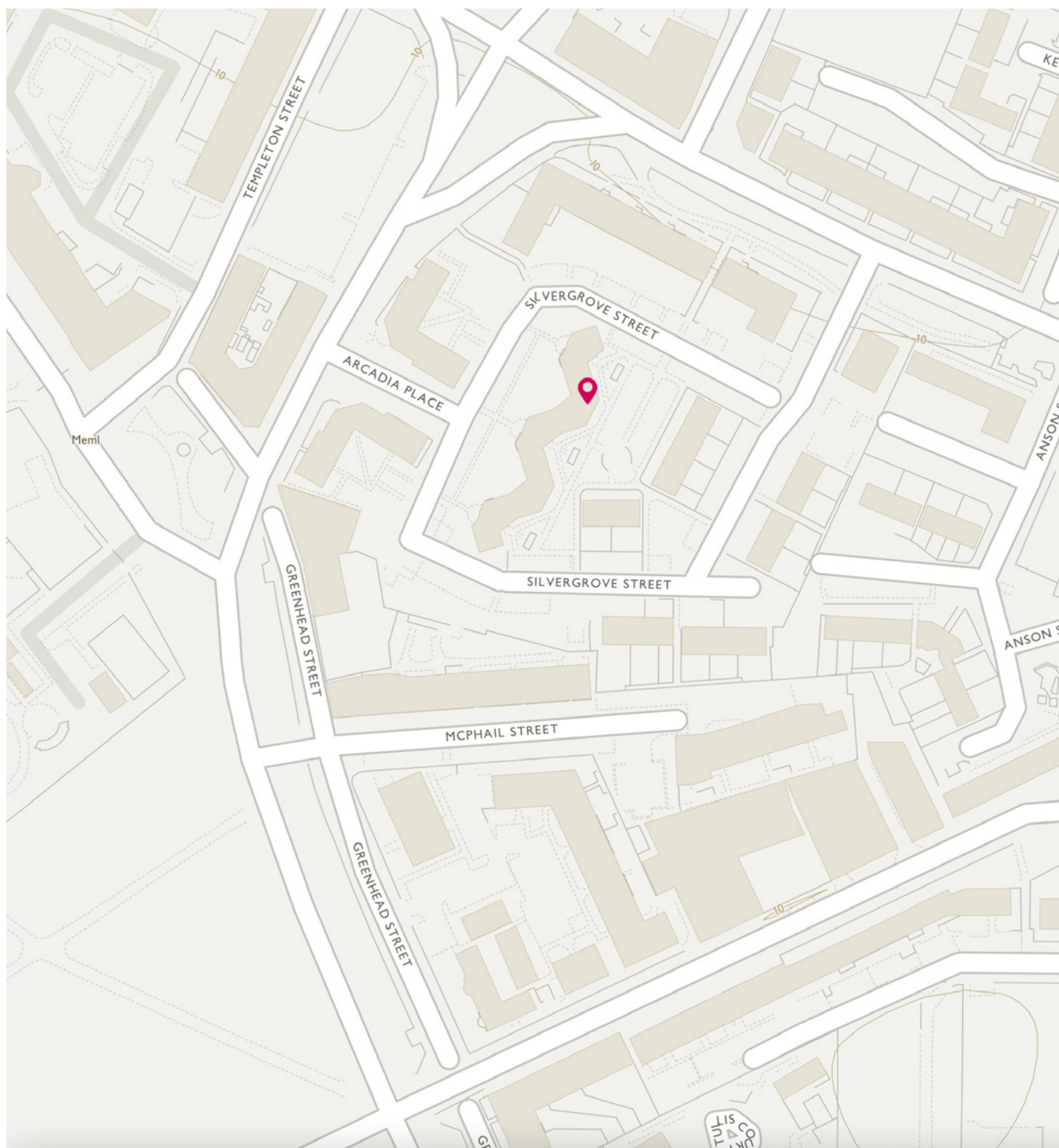


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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