

# 11 Stanalane Street

GLASGOW, G46 8PL



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



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*Excellent two-bed upper cottage flat, great accommodation, beautifully upgraded - walk-in condition, popular area of Thornliebank*





We are delighted to bring to the market, this fantastic two-bed upper-cottage apartment, set in the ever-popular area of Thornliebank, Glasgow. The accommodation on offer is presented in true walk-in condition and is perfect for any young person or couple. Alternatively, it would make an absolutely solid Buy-To-Let investment, especially given the close proximity to many amenities.

# THE LOUNGE



The spacious accommodation consists of a spacious lounge with tall windows that flood the room with daylight and create a real sense of peace. The shape and size of the room allow for several combinations of furniture layouts and helps create a very relaxing environment.



# THE KITCHEN



The stylish kitchen is fresh and streamlined and benefits from a good range of gloss white cabinets, complete with an electric oven and hob and stainless steel filter hood, with ample space for the free-standing fridge freezer and washing machine.



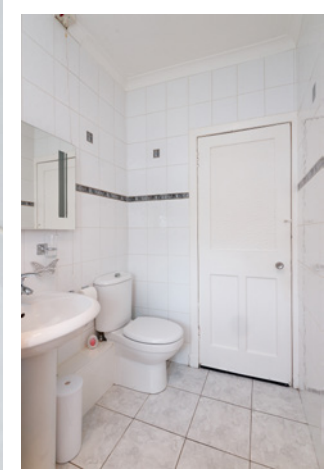




The family bathroom is beautifully presented, it's modern and fresh and comes fully tiled, complete with an electric shower over the bath, ensuring there will always be plenty of instant hot water for refreshing showers.

Both bedrooms are spacious and welcoming with ample space for free-standing furniture. The home is kept warm and comfortable via double glazing and gas central heating. The extremely large loft area is an opportunity for extra storage or subject to agreement and planning, it may be suitable to be utilized and developed into more living space.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Parking is on-Street. The back garden is ideal for relaxing on sunnier days.

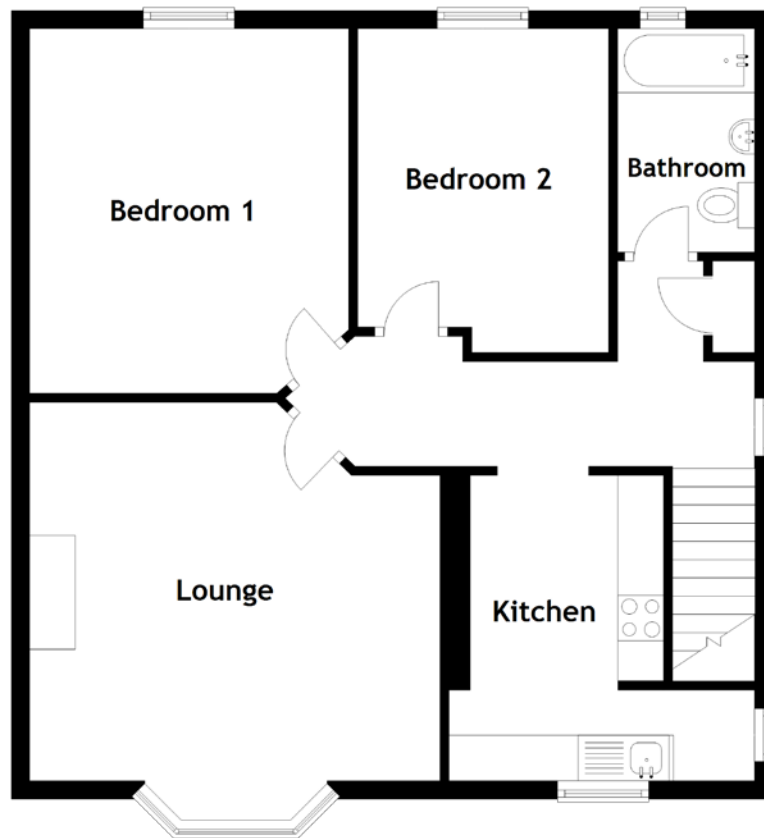
Early viewing is advised to anyone seeking a spacious apartment in walk-in condition and set in an eternally popular area.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



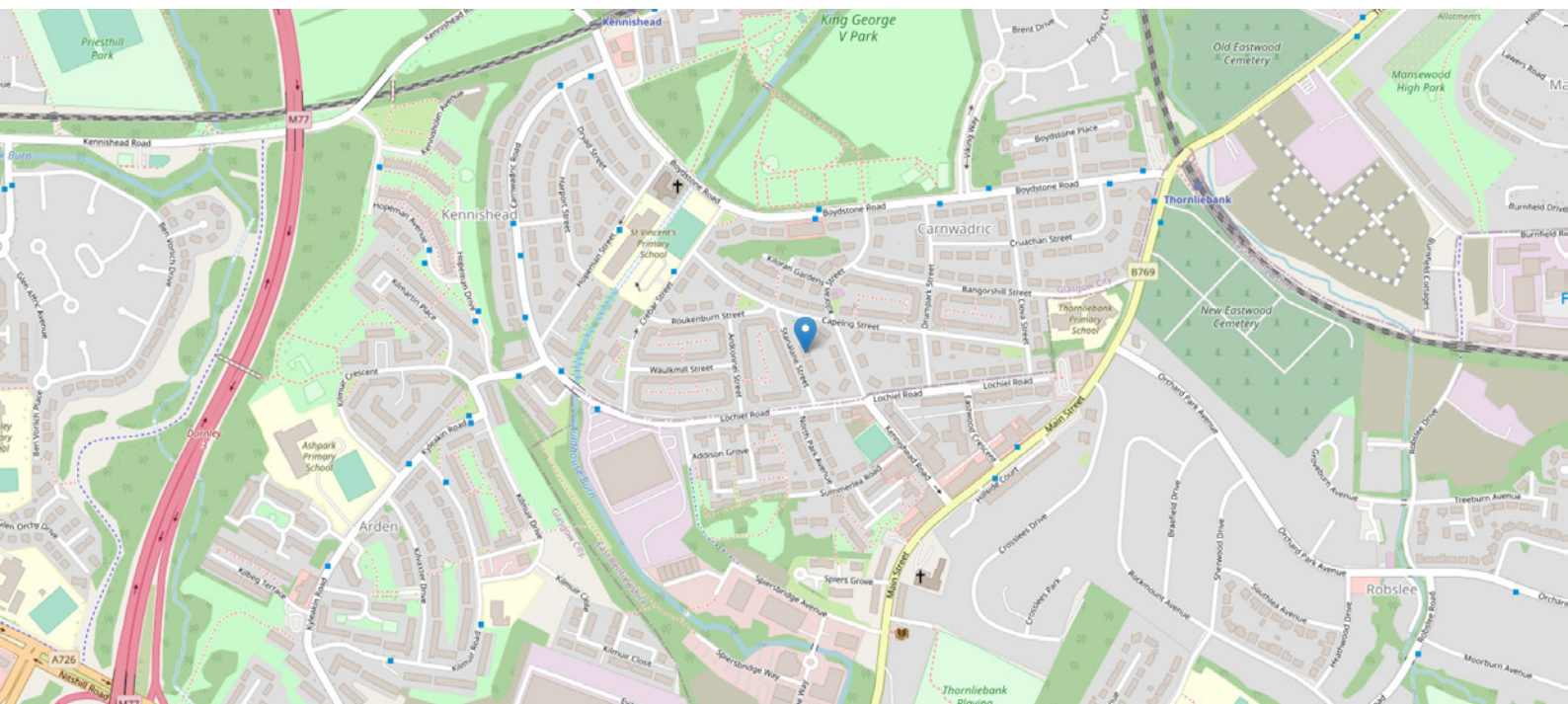
Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.15m (13'7")
Kitchen	3.35m (11') x 3.35m (11')
Bathroom	2.45m (8') x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	3.55m (11'8") x 2.75m (9')

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £1200.00

Extras: Freestanding appliances may be available by  
separate negotiation.





# THE LOCATION

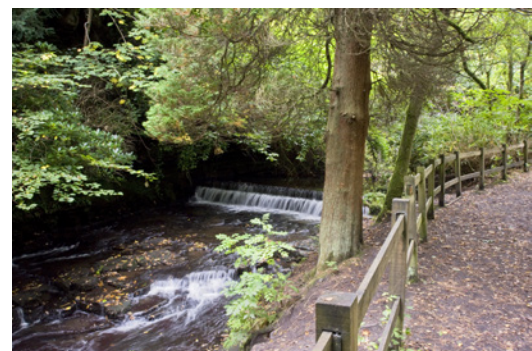
The very popular area of Thornliebank is a great place to live and commute from.







The transport links by bus and rail are within a short distance and with frequent services it's a mere 20 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 a good range of shops, supermarkets and general amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



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