

Flat 11 Inchaffray Court

104 BUCCLEUCH STREET, GLASGOW, G3 6NS



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



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Excellent one-bed apartment, popular location with easy commuting, close to city centre, good condition



We are delighted to bring to the market this excellent one-bedroom apartment, set in a quiet location with a great neighbourly spirit and easy commuting to the nearby city centre. The apartment is sure to have great appeal to a wide range of purchasers, especially First Time Buyers and Buy to Let investors.

THE LOUNGE



The accommodation comprises of a bright and airy lounge/diner where the room dimensions allow for a range of furniture configurations and the large window allows lots of natural light to fill the room and offers a great place to relax with a coffee and a good book.

The kitchen is ideal for the apartment, finished in a range of units with an electric oven and hob, with ample space for the freestanding washing machine and fridge freezer.

THE KITCHEN





The tiled bathroom benefits from a white toilet, sink and bath with an electric shower, ensuring there's always an instant supply of hot water for refreshing showers. The spacious double bedroom has excellent built-in storage with plenty of room for freestanding furniture. The apartment has electric storage heaters and double glazing.

THE BATHROOM



THE BEDROOM



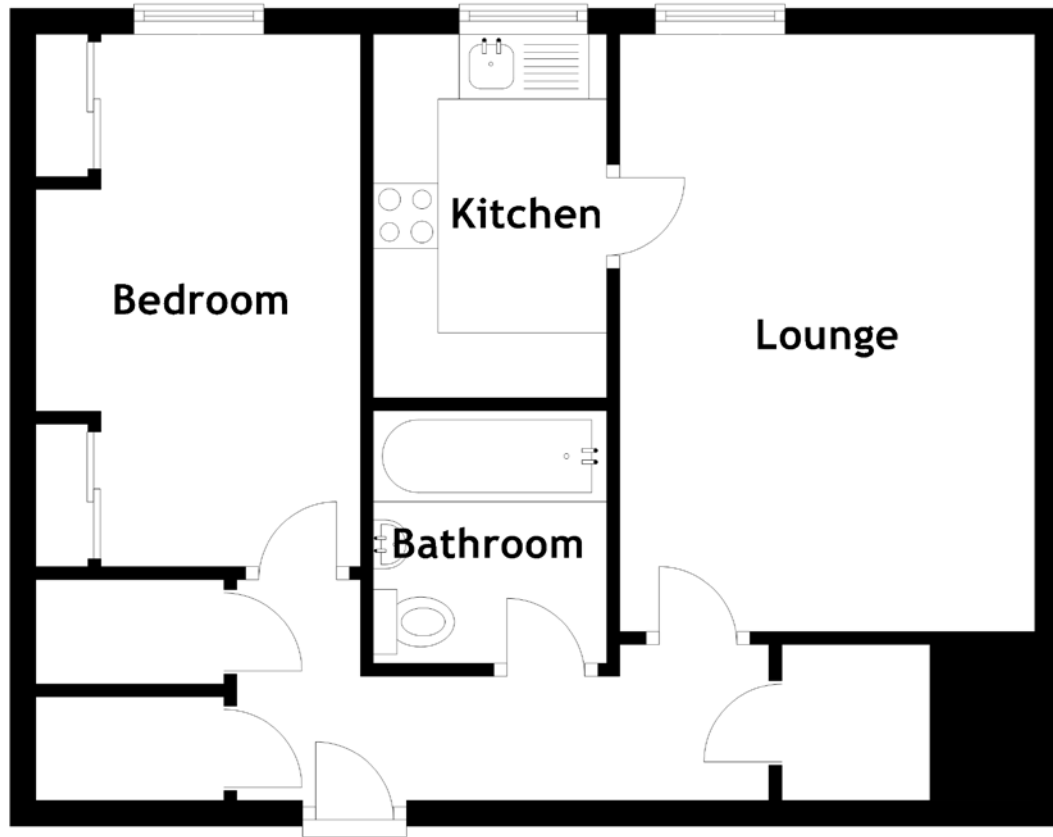
A secure entry door to the close and residents parking to the front aspect adds to the convenience.

Early viewing is advised to all property investors seeking a solid investment property with an excellent sitting tenant or vacant possession if required. This excellent value-for-money apartment makes an ideal place to call home for so many buyers.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



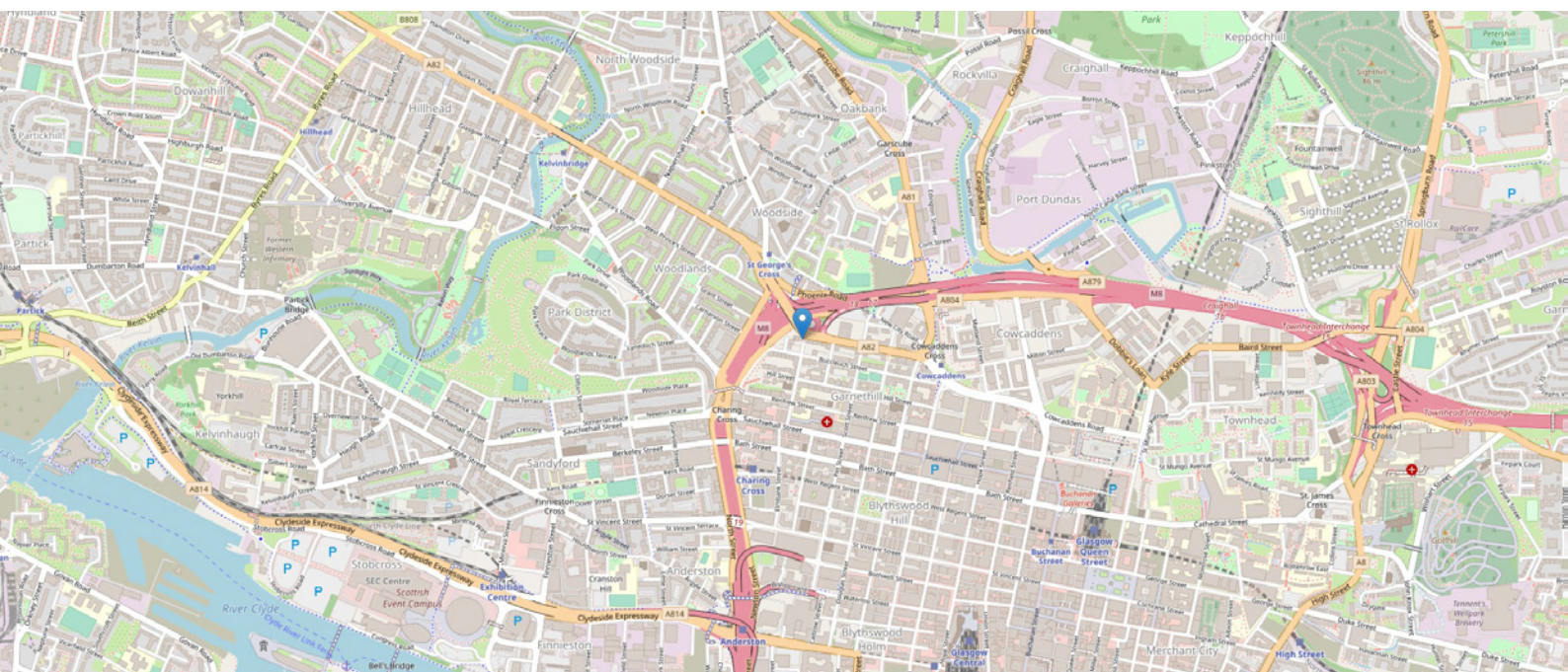
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.20m (10'6")
Kitchen	2.80m (9'2") x 1.80m (5'11")
Bedroom	4.10m (13'5") x 2.50m (8'2")
Bathroom	1.95m (6'5") x 1.80m (5'11")

Gross internal floor area (m²): 46m²
EPC Rating: D

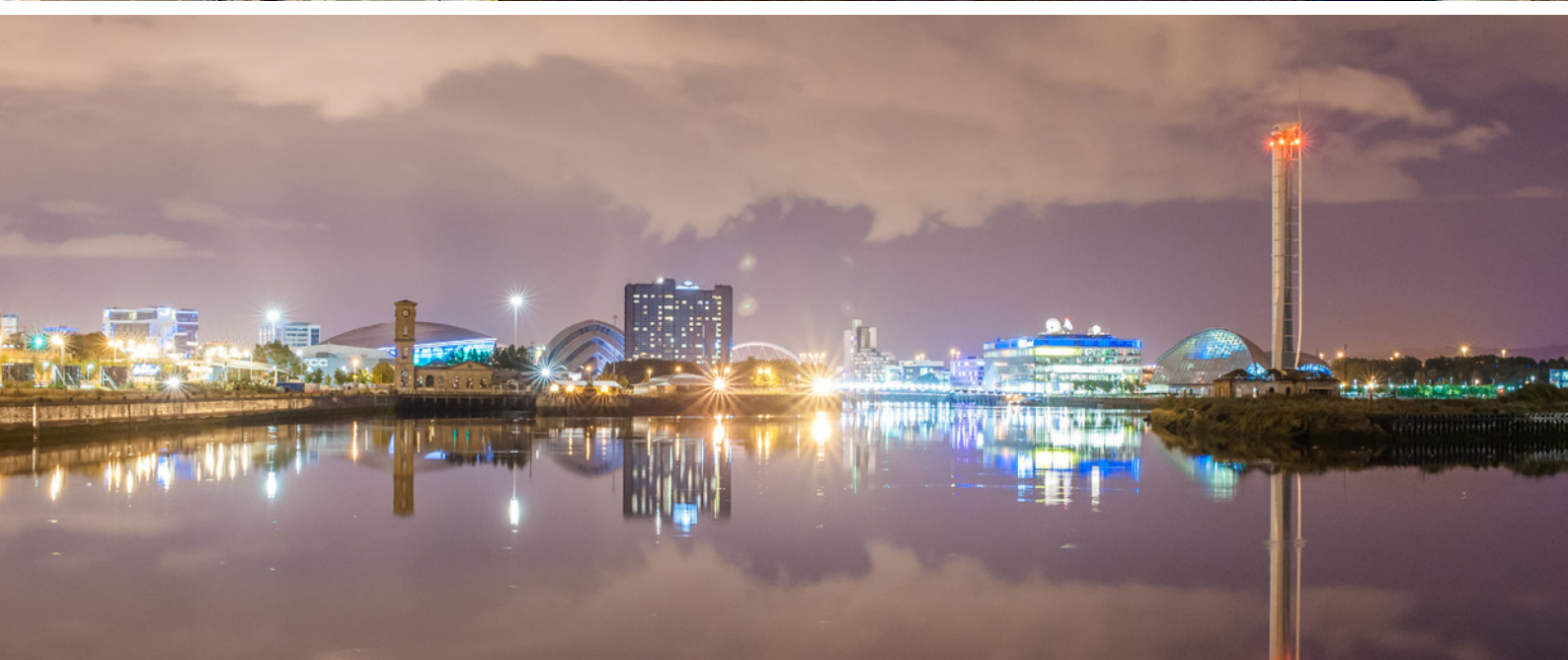
Buyer's Premium Value: £1800.00

Extras (Included in the sale): White goods and furniture
available by separate negotiation if required



THE LOCATION

This fantastic apartment is ideally placed for those who like to be at the centre of the excitement of the city. Perfect for both working and socialising, this property is not only in a prime location but great transport links to the M8/M74/M77 motorways are all within a few minute's drive away. The property is also ideally placed for other key transport links including Buchanan Bus Station, Queen Street and Central Station and several subway stations.





Glasgow's thriving city centre is right on your doorstep with a huge choice of fine restaurants, bars, cafés and the world-famous 'Style Mile' not to mention the trendy West End and 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 just a few minutes walk away.



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THE SUNDAY TIMES
THE TIMES



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