

# Flat 3/1, 94 Hill Street

GARNETHILL, GLASGOW, G3 6PA



*A SPACIOUS THREE-BEDROOM  
TRADITIONAL APARTMENT*



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Beautifully set in one of Glasgow's most popular city centre locations, this lovely property is a timeless reminder of an earlier era when properties were built to a size and standard of excellence, rather than just a budget. The beautiful high ceilings, large windows, and spacious room dimensions allow natural light to flood the rooms, just enjoying the open space gives the occupant a real sense of peace and relaxation.

The accommodation comprises a spacious hallway with a clever storage solution built into the ceiling area. The spacious lounge is an impressive size with large windows and a feature fireplace.







The kitchen/diner is a great place to serve a fantastic meal. It's well-appointed with an electric oven and gas hob, along with a washing machine, tumble dryer, dishwasher, and integrated fridge freezer (free-standing appliances may be available by separate negotiation).





There are three very spacious bedrooms in this lovely apartment, all with plenty of space for free-standing furniture. The master is an incredible size and contains a large bank of wardrobes.

The bathroom is fresh and bright, finished in stylish metro tiles, with a white suite and a mains shower over the bath.

The light up media mirror is Bluetooth enabled you can hear your favourite music as you relax after a hard day at the office.

The apartment is kept warm and comfortable via the double glazing and gas central heating.







**Bedroom 2**







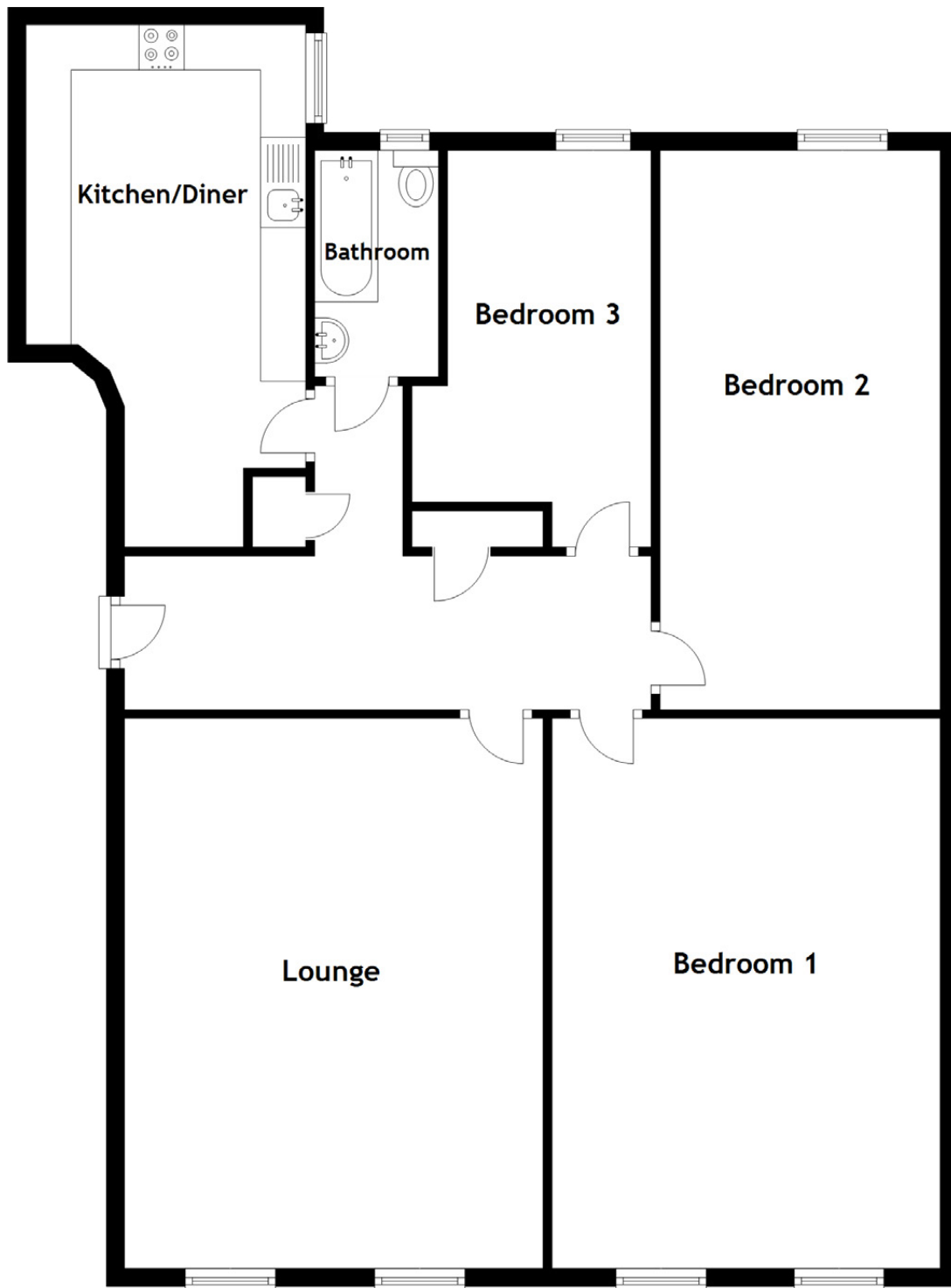
**Bedroom 3**











Approximate Dimensions

(Taken from the widest point)

Lounge	6.10m (20') x 4.20m (13'9")	Bathroom	2.51m (8'3") x 1.37m (4'6")
Kitchen/Diner	5.79m (19') x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 127m <sup>2</sup>	
Bedroom 1	6.10m (20') x 4.30m (14'1")	EPC Rating: E	
Bedroom 2	6.20m (20'4") x 3.10m (10'2")		
Bedroom 3	4.40m (14'5") x 1.10m (3'7")		





On-street parking to the front and communal drying space to the rear. Early viewing is advised for this excellent example of a spacious traditional apartment rarely seen today. It will make a truly great place to call home or a sound buy-to-let investment property.







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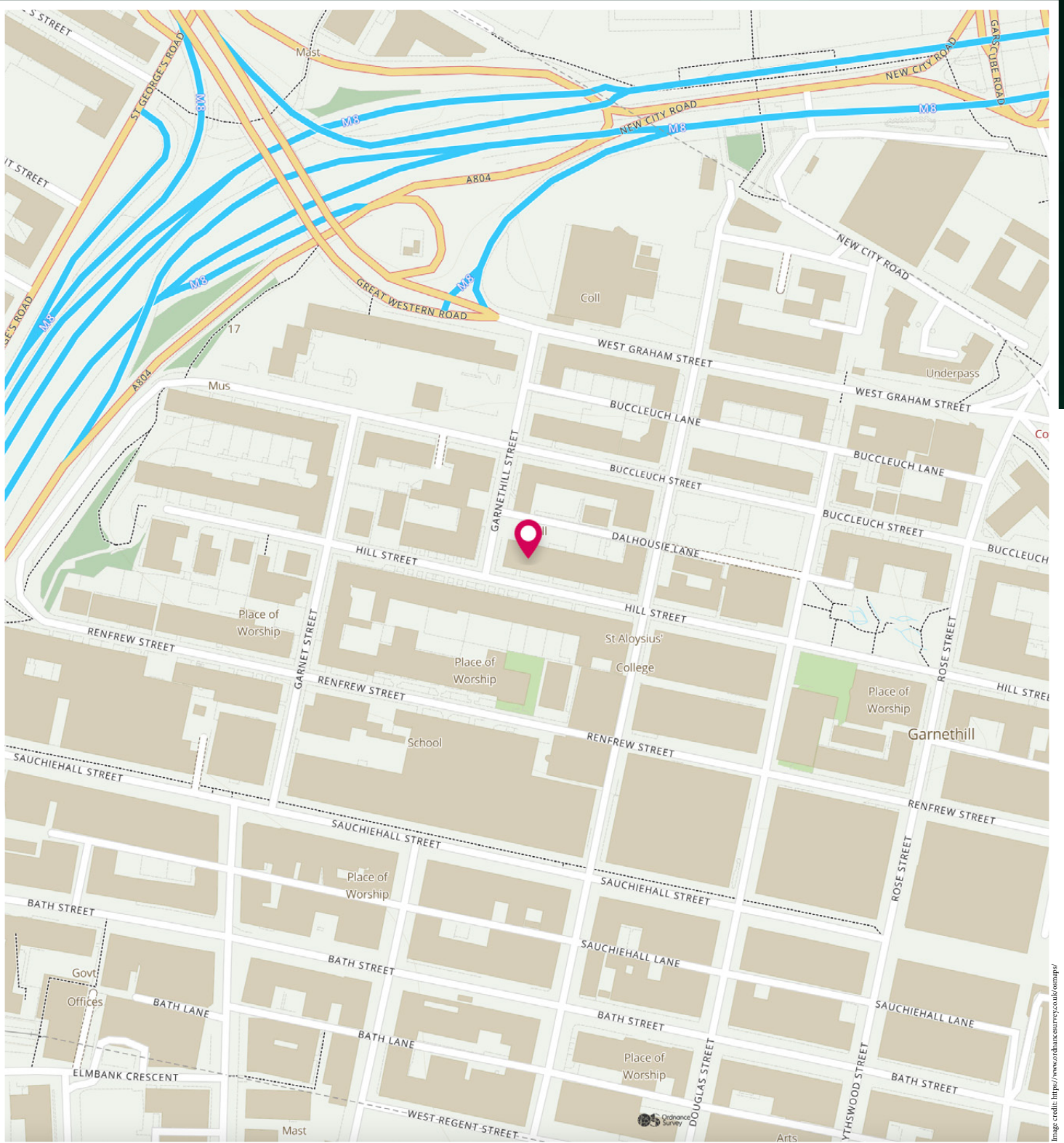
Gartnethill is a pleasing residential area and Glasgow City Centre is located within walking distance. The nearby West End of Glasgow is home to the main campus of the University of Glasgow and several major teaching hospitals.

There is a wide range of independent shops with several supermarkets and high street banks provided. The area has an eclectic range of cafes, bars and restaurants and there are good road links within the West End and connections towards Glasgow City Centre and the M8 motorway which leads to destinations further afield.

There are also underground railway stations at Kelvin Hall, Hillhead and Partick which also has an adjacent railway station. Recreational amenities including the Riverfront Museum, Kelvin Hall International Arena, Kelvingrove Park, Kelvingrove Art Gallery and Museum and Glasgow's Botanic Gardens are all within close proximity.

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