

Flat D, 8 Grovepark Gardens

GLASGOW, G20 7JB



*A PERFECT FLAT FOR ANY YOUNG COUPLE OR AN
IDEAL BUY TO LET, STUDENT LET INVESTMENT*



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We are delighted to bring to the market, this well-located one-bedroom apartment. Benefiting from spacious, bright accommodation, and offering an ideal property set in a very popular location close to the bustling social scene of the west end of Glasgow.

The accommodation consists of a spacious lounge-diner with large windows which allow an abundance of light to flood the room. The simple but clever layout of the room affords a plethora of furniture configurations, whilst still allowing space for a dining table and home office work area if required.





Galley kitchens are always efficient for an apartment and this one is finished with a range of light wood units with an electric oven and hob along. There's also ample space for a free-standing washing machine and a fridge freezer.





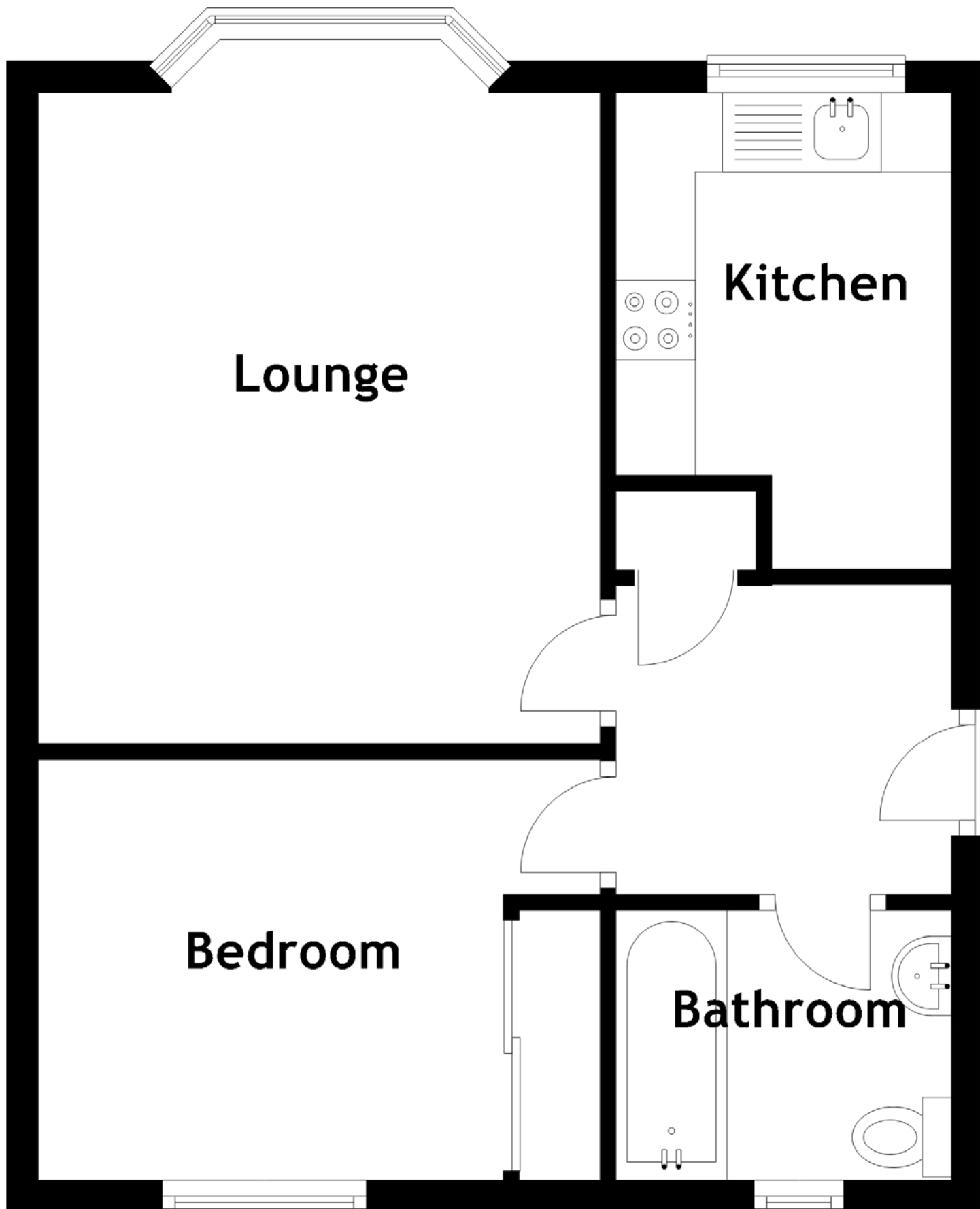
To keep the apartment tidy, there is ample storage throughout the apartment. The bathroom is fresh and bright with a three-piece suite, which benefits from an electric shower over the bath. There will always be an instant supply of hot water for long refreshing showers.



The double bedroom is a good size and benefits from a built-in mirrored wardrobe with ample room for freestanding furniture. The double glazing, electric heating and secure entry system ensure the apartment is always warm, comfortable and secure. Resident's car parking is adjacent to the apartment.

Early viewing is strongly advised for Buy-To-Let investors, First-time buyers, or young couples seeking a well placed inner-city apartment which offers excellent value for money along with good prospects of rental yield.





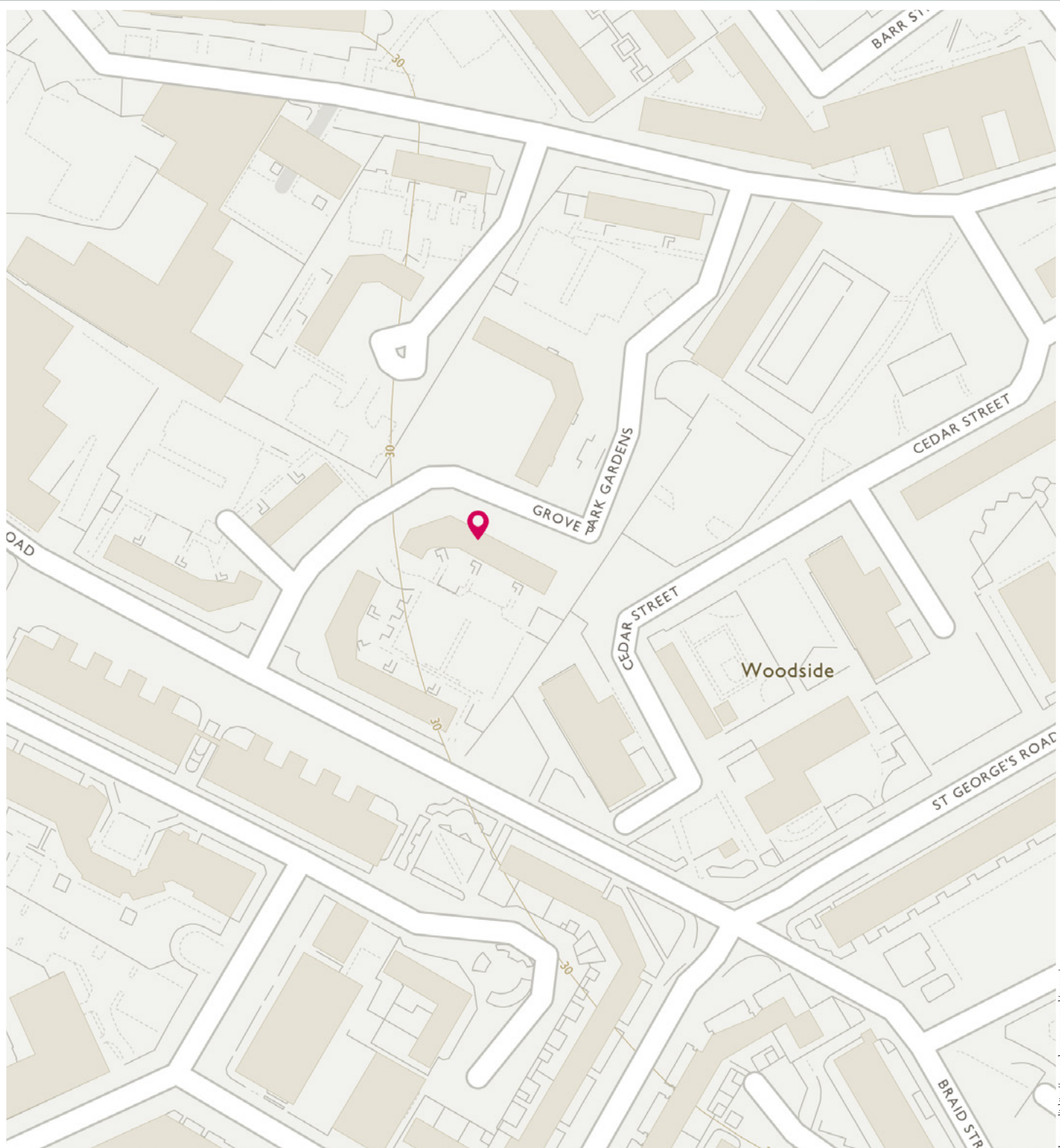
Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.35m (11')	Bathroom	1.95m (6'5") x 1.70m (5'7")
Kitchen	3.00m (9'10") x 1.95m (6'5")	Gross internal floor area (m ²): 40m ²	
Bedroom	3.35m (11') x 2.65m (8'8")	EPC Rating: C	

Grovepark Gardens is ideally placed for those who love the city life. Perfect for working, socialising and students, offering not only a great location but also great transport links to the M8/M74 motorways (five minutes drive) and M77 allowing access to all corridors of central Scotland.

Some of the most iconic landmarks Glasgow has to offer and the city centre are only a short distance away. Glasgow's trendy West End is less than ten minutes away with its seemingly limitless choice of fine restaurants, bars and cafes'.





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