

0/1, 4 Sandbank Street

GLASGOW, G20 0PJ



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



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Ideal one bedroom apartment. Exceptional value for money, would benefit from a light upgrade



We are delighted to bring to the market this excellent one-bedroom apartment, set in a popular area well known for its neighbourly spirit. The accommodation on offer is sure to appeal to a large swathe of buyers, it's ideal for any single person or couple or indeed Buy-to-Let investor. Although absolutely functional as-is, the property would benefit from a light upgrade regarding decoration, thereafter offering tremendous low-cost accommodation for any buyer.

THE LOUNGE/KITCHEN



The accommodation consists of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The kitchen adequately fits the needs of the home, finished in a range of white fitted units, with a cooker and ample space for a washing machine, fridge and freezer, tumble dryer and breakfast bar. It makes an easy functioning space to serve up a meal.





The tiled bathroom contains a white suite with a shower over the bath, ensuring an instant supply of hot water for long refreshing showers.

The double bedroom is a good size and benefits from ample space for free-standing furniture and a good-sized wardrobe/dressing area.

The home is kept warm, comfortable and secure via double glazing, gas central heating and a secure entry main door. This great home would make an ideal buy for any first-time buyers or even a great investment property for a smart Buy-to-Let investor. Early viewing is strongly advised for anyone seeking an exceptional value for money property which after a light upgrade will offer accommodation with loads of comfort or income potential.

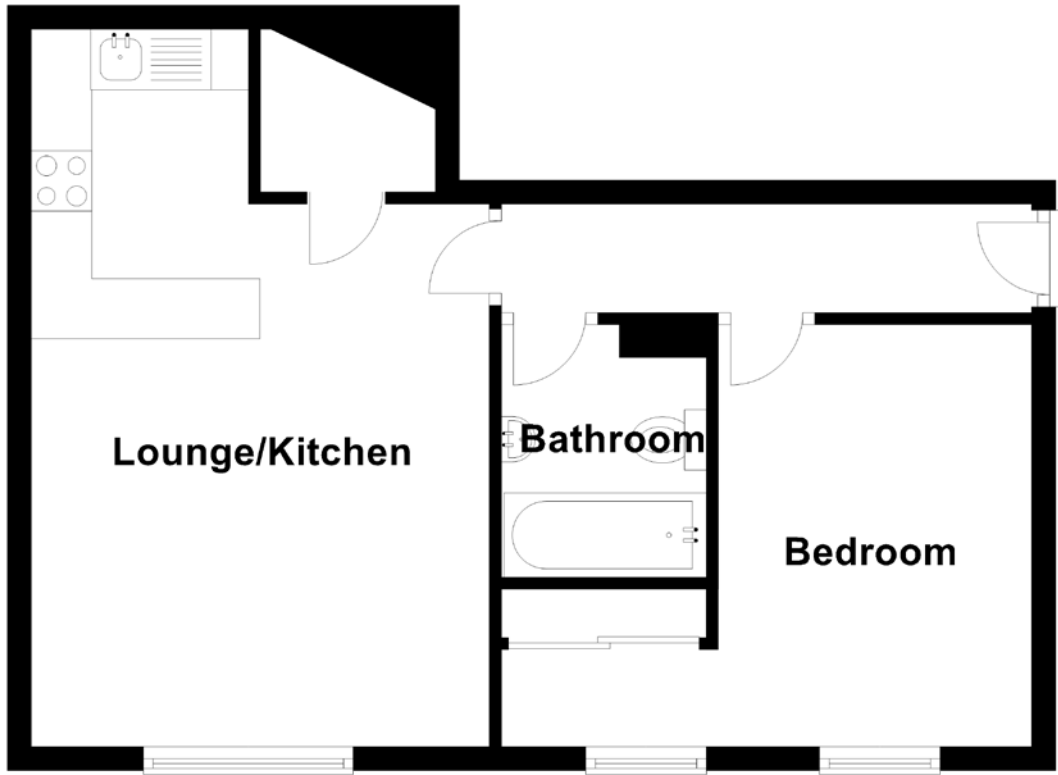
THE BATHROOM



THE BEDROOM



FLOOR PLAN, DIMENSIONS & MAP



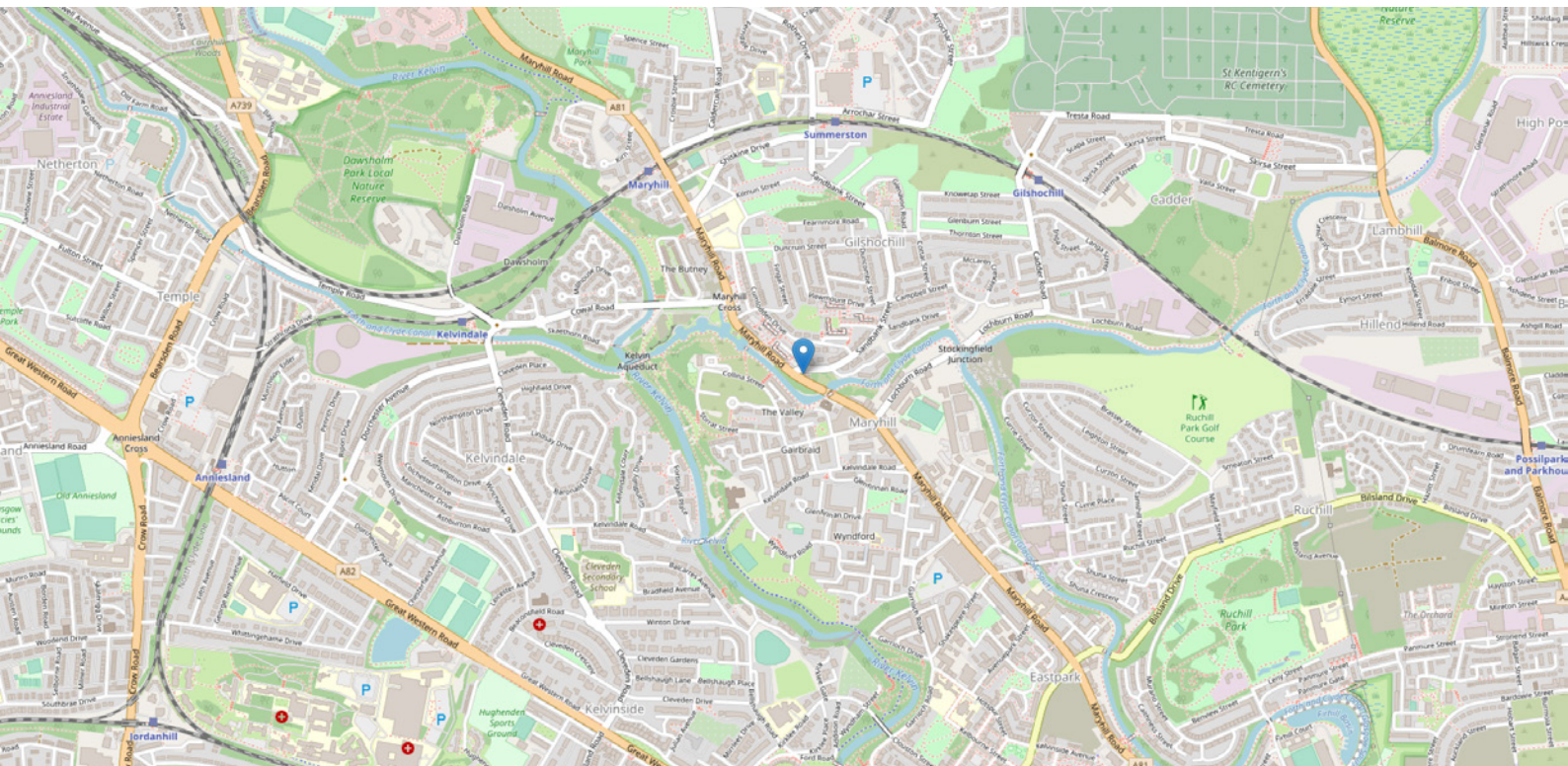
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 5.95m (19'6") x 3.80m (12'6")
Bedroom 4.40m (14'5") x 3.50m (11'6")
Bathroom 2.10m (6'10") x 1.70m (5'7")

Gross internal floor area (m²): 45m²
EPC Rating: C

Buyer's Premium Value: £1800.00

Extras (Included in the sale): Freestanding appliances.



THE LOCATION

Sandbank Street is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere ten 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 are a good range of amenities within easy reach making it a very popular place to call home.



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THE SUNDAY TIMES
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