

0/2, 6 Florida Street

MOUNT FLORIDA, GLASGOW, G42 9DL



Stunning two-bedroom ground-floor traditional tenement flat, an exceptional property offering the perfect blend of modern comforts and timeless charm



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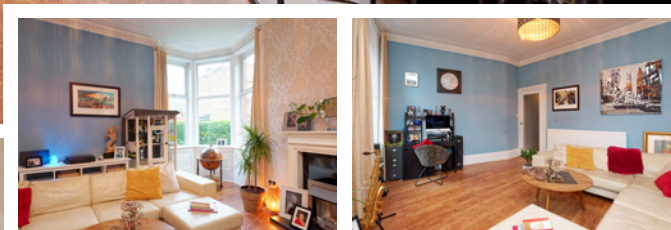


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Jonny Clifford with McEwan Fraser Legal is delighted to present this exceptional and rarely available two-bedroom ground-floor tenement flat, perfectly situated in the heart of Mount Florida. This beautifully spacious property offers a unique opportunity to own a traditional tenement home that seamlessly blends period charm with luxurious modern upgrades. Presented in immaculate, walk-in condition, this home is ideal for those looking to settle into one of Glasgow's most sought-after areas.

THE LOUNGE



Stepping inside, you're welcomed by a bright and airy hallway that leads into the expansive living room. This stunning space features a classic bay window, characteristic of traditional Glasgow tenements, which allows natural light to pour in, enhancing the warm and inviting ambience. High ceilings and original cornicing add to the room's charm, while tasteful, contemporary décor ties the space together perfectly, making it ideal for both everyday relaxation and entertaining guests.

THE KITCHEN



The kitchen is well-equipped with ample storage, quality countertops, and integrated appliances, designed to meet the demands of any home chef. Additional storage solutions are abundant throughout the property, including large cupboards and a unique private storage cellar, perfect for stowing away seasonal items, sports equipment, or larger belongings.



Both bedrooms are generously sized, providing comfortable spaces for rest and relaxation. The master bedroom is particularly spacious, with room for additional furnishings and it's own bay window, while the second bedroom is perfect as a guest room, office, or nursery, offering versatility for your lifestyle needs.

The newly fitted bathroom is truly a highlight, finished to a luxurious standard with high-end fixtures and elegant tiling. It has underfloor heating and also features a spacious walk-in shower and deep soaking tub, offering a spa-like experience within the comfort of your own home.

THE BATHROOM



BEDROOM 1

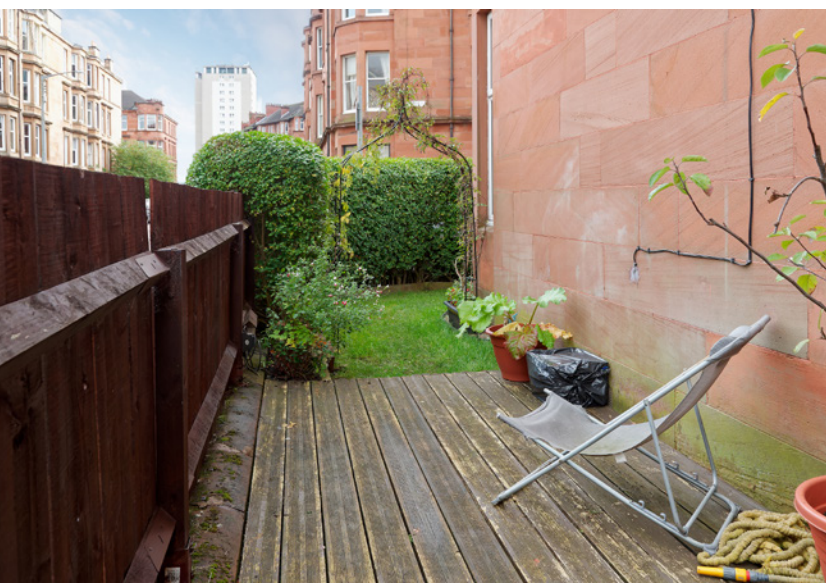


BEDROOM 2

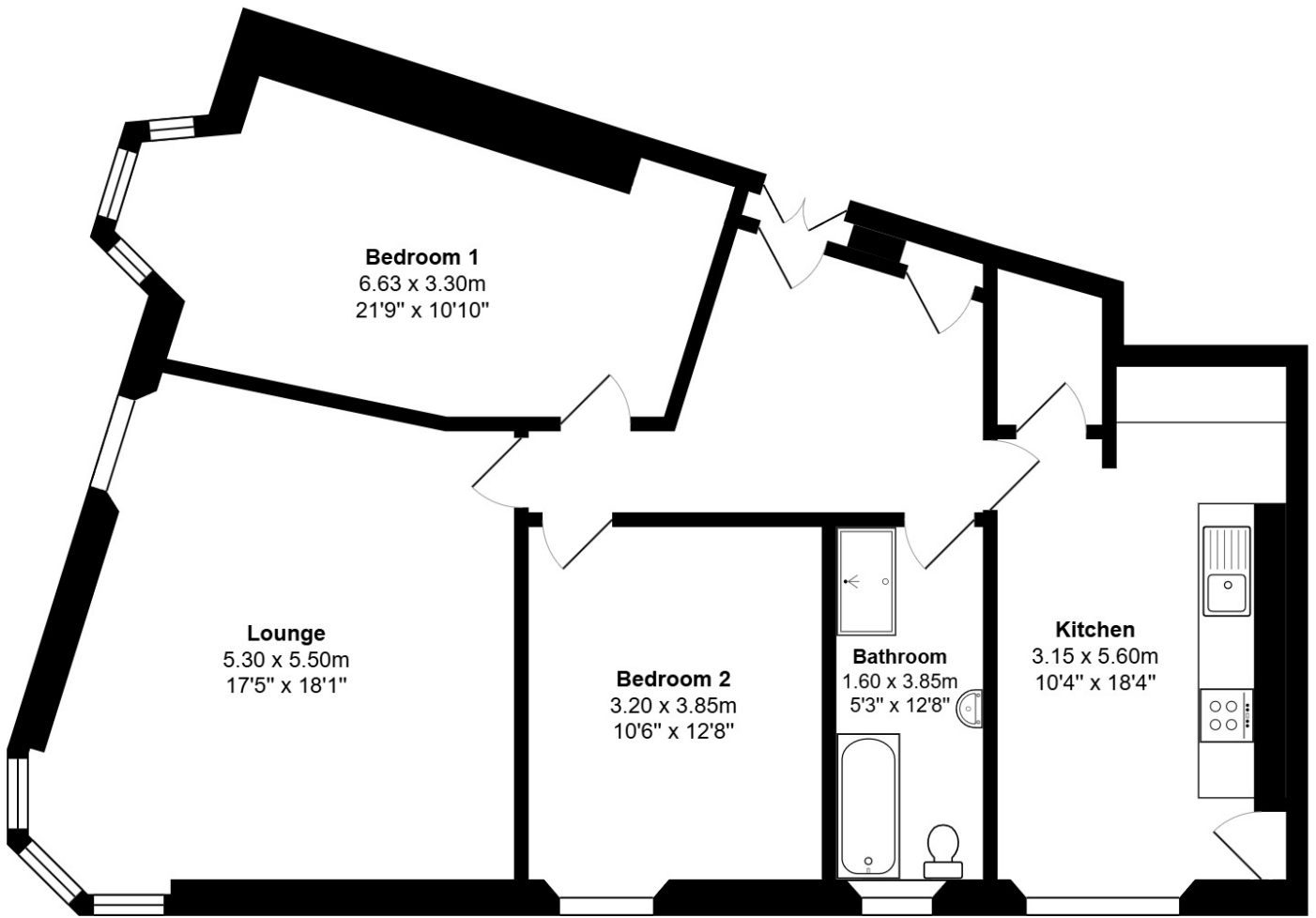


One of the standout features of this property is the wrap-around private garden, a true rarity for a tenement flat. This beautiful outdoor space offers endless possibilities, from creating a garden oasis to enjoying al fresco dining or simply relaxing in your own private sanctuary. Fully enclosed for privacy, the garden is ideal for both entertaining and everyday enjoyment, adding significant value to this already outstanding home. Ready for you to move in and make it your own, this is an opportunity not to be missed.

EXTERNALS

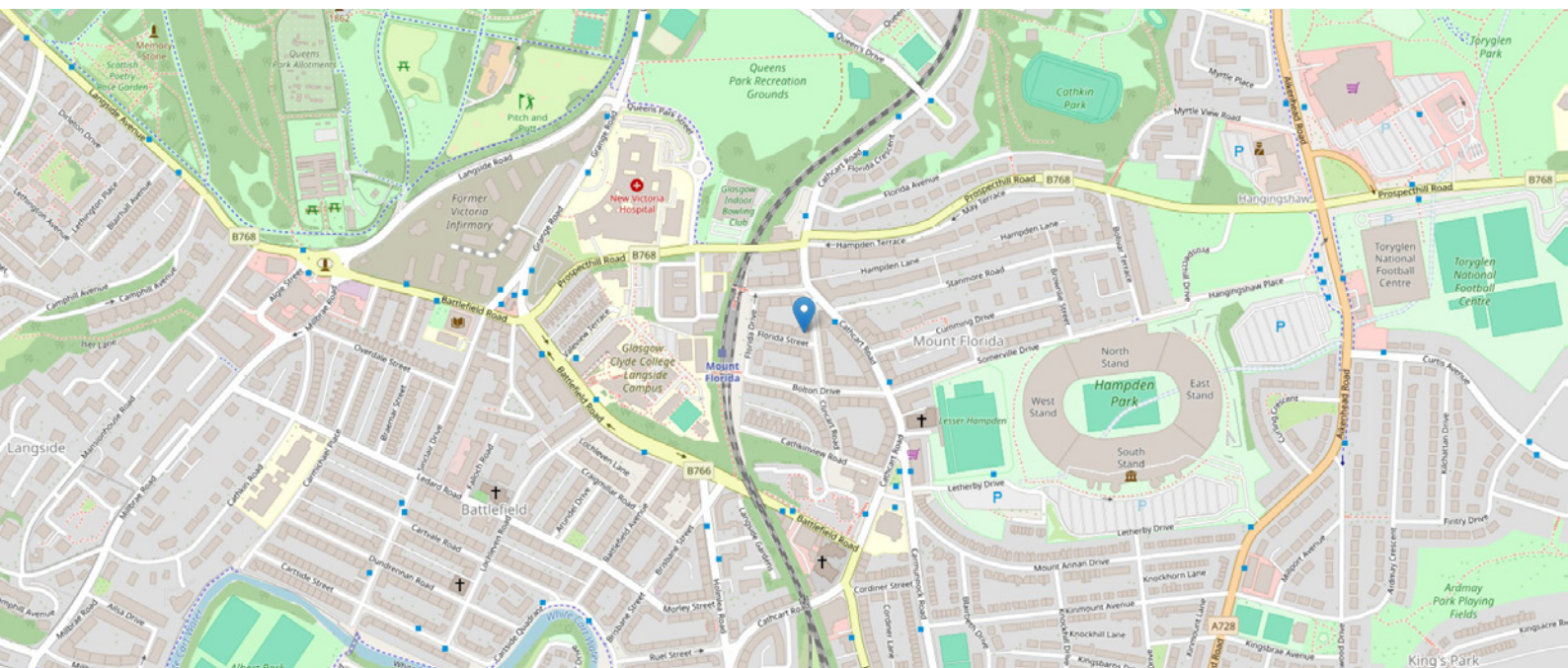


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: C



THE LOCATION

Mount Florida is a charming and vibrant neighbourhood located on the south side of Glasgow, renowned for its community feel, beautiful Victorian and Edwardian architecture, and excellent connectivity to the city centre. This area has become a popular choice for families, young professionals, and students alike, offering a unique blend of suburban tranquillity and urban convenience.





One of Mount Florida's key attractions is its proximity to Queens Park, one of Glasgow's largest and most beloved green spaces. The park is a hub for recreation and relaxation, featuring scenic walking paths, sports facilities, and a boating pond, as well as regular farmers' markets and seasonal events. It's the perfect spot for outdoor activities, weekend strolls, and picnics with friends and family.

The area has a strong sense of community, with a range of local amenities that cater to everyday needs and a variety of independent shops, cosy cafes, and popular eateries. From artisanal bakeries to vintage boutiques, Mount Florida offers a pleasant mix of high-street favourites and unique local businesses, making it easy to enjoy a leisurely day exploring the neighbourhood. There are various community-organised events that get a lot of neighbourhood participation, like the Mount Florida Jumble Trail and Mount Florida Window Wanderland

Mount Florida is also home to the famous Hampden Park stadium, Scotland's national football stadium, which hosts major football events, concerts, and other entertainment, bringing a lively atmosphere to the area on event days.



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