



*CHARMING 1 BEDROOM TENEMENT FLAT, WALK
IN CONDITION, OOZING WITH CHARACTER*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this Charming and cosy traditional tenement. Tucked away just off the bustling Victoria Road, this beautifully presented one-bedroom flat is a true gem. It offers stylish and comfortable living in a highly sought-after location. Presented in walk-in condition, this home requires no work, just unpack and enjoy.

Step inside to discover a spacious back kitchen, where sleek, modern cabinetry provides ample storage and workspace. The thoughtfully designed layout offers plenty of room for meal preparation and casual dining, making it an ideal space for both cooking enthusiasts and those who love to entertain.

The Property

At the heart of the home is the incredibly cosy living room, where the warmth of a charming log burner sets the perfect ambience for relaxing evenings. Whether you're curling up with a book, enjoying a quiet night in, or entertaining guests, this inviting space exudes comfort and character.





The generous double bedroom offers a peaceful retreat, with plenty of space for furniture and a welcoming atmosphere that makes it easy to unwind at the end of the day.





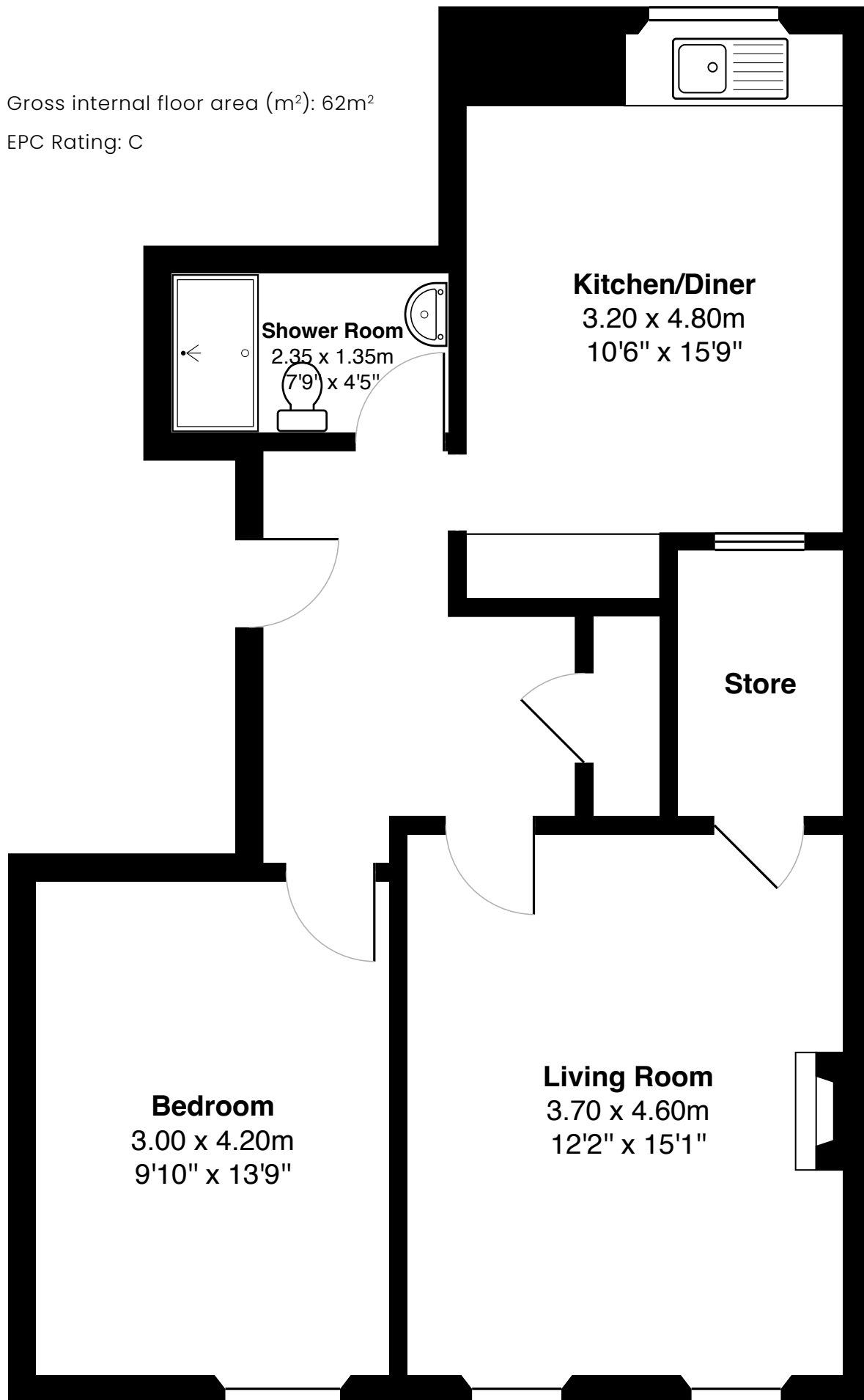
The upgraded shower room has been tastefully modernized with high-quality fixtures and a fresh, contemporary finish, creating a relaxing and functional space.





Gross internal floor area (m²): 62m²

EPC Rating: C





With its move-in-ready condition, well-proportioned rooms, and desirable location, this fantastic flat is an excellent opportunity for first-time buyers, professionals, or those looking to downsize. Early viewing is highly recommended, don't miss the chance to make this delightful home your own!





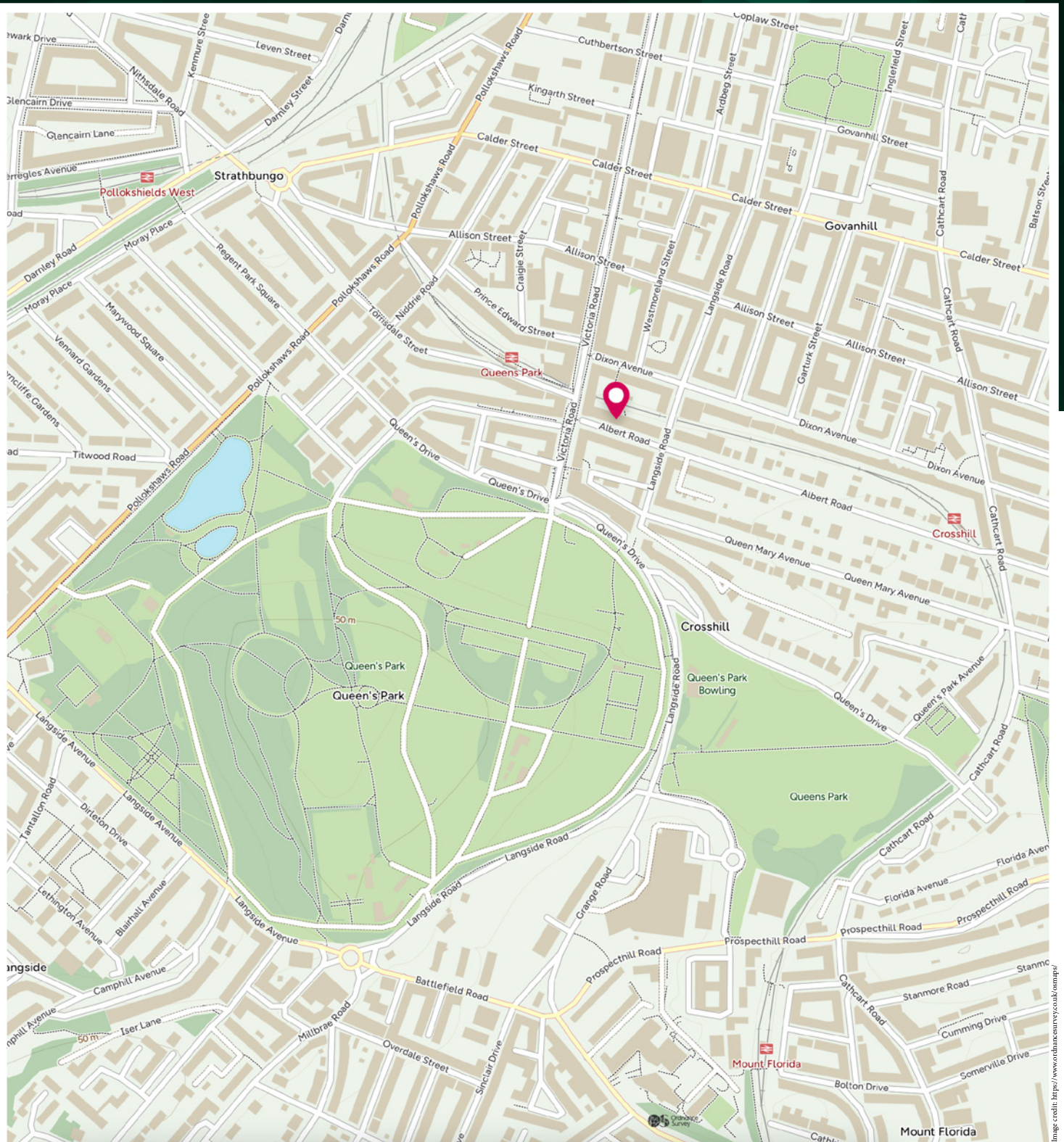
QUEEN'S PARK

Nestled on the southside of Glasgow, Govanhill is a thriving and diverse neighbourhood known for its strong sense of community, rich cultural heritage, and fantastic local amenities. Offering a blend of traditional tenement living and modern convenience, it has become an increasingly popular choice for first-time buyers, young professionals, and families alike.

One of Govanhill's standout features is its eclectic mix of independent cafés, restaurants, and shops, reflecting the area's multicultural identity. Victoria Road serves as a bustling hub, lined with everything from artisan bakeries and international supermarkets to trendy brunch spots and vintage stores.

For green spaces, Queen's Park is just a short walk away, offering scenic walking trails, a boating pond, and panoramic views over the city. The park is also home to a popular weekly farmers' market, where locals gather for fresh produce and handmade goods. Transport links are excellent, with Pollokshields East and Queens Park train stations providing quick access to Glasgow city centre, while multiple bus routes serve the area. The M8 and M74 motorways are also within easy reach for those commuting further afield.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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