



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



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*Excellent one bedroom period apartment, fantastic development potential, popular west end location - Thornwood*



We are delighted to offer to the market, this excellent one-bed plus box room period apartment. Set in the ever-popular Thornwood area the property offers fantastic potential and is sure to appeal to a wide swathe of prospective purchasers.

# THE LOUNGE



The accommodation comprises an entrance hallway with a storage cupboard, and a spacious lounge flooded with natural light from the large Bay window. Due to the shape of the room, it would suit a range of different furniture configurations to enjoy this relaxing space. The galley-style kitchen contains an electric cooker, with ample space for a fridge freezer, washing machine and dining table. However, it is evident that clever use of the adjacent box room along with a stylish new kitchen, could completely transform this area of the apartment and make it something really special.

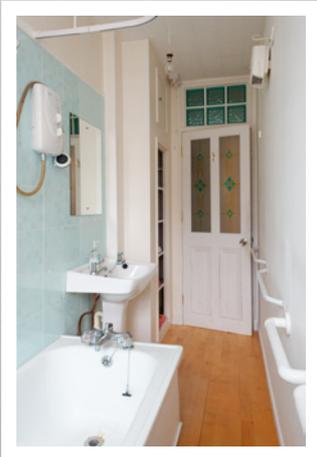
# THE KITCHEN





The large double bedroom has built-in storage and plenty of room for free-standing furniture. Due to an abundance of natural light, it also benefits from a bright and pleasing ambience that will be a real pleasure to wake up to every morning. The bathroom contains a white toilet, sink and bath with an electric shower over the Bath, ensuring an instant supply of hot water for refreshing showers. The apartment is kept warm and comfortable via double glazing and electric heating.

## THE BATHROOM



# THE BEDROOM



Parking is on-street, and the close entrance has a secure door system in place. This is an ideal property that is sure to appeal to a wide range of buyers. Early viewing is a must for anyone seeking a great apartment, in an eternally popular area, with first-class development and rental potential.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

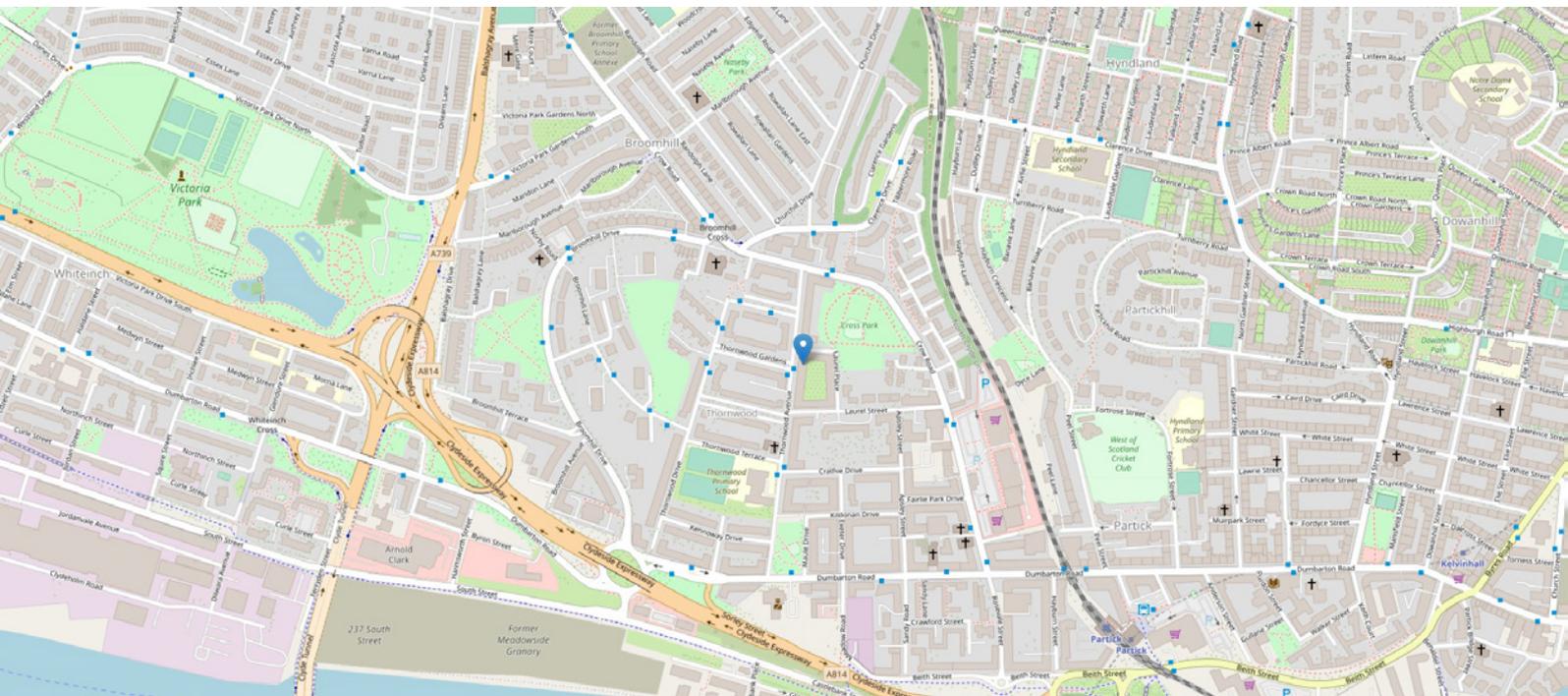
Lounge 5.55m (18'3") x 3.20m (10'6")  
 Store 1.90m (6'3") x 1.10m (3'7")  
 Kitchen 2.90m (9'6") x 2.80m (9'2")  
 Store 2.25m (7'5") x 1.90m (6'3")

Bathroom  
 Bedroom

4.00m (13'1") x 1.15m (3'9")  
 4.00m (13'2") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>  
 EPC Rating: D

Buyer's Premium Value: £1620.00



# THE LOCATION

The ever-popular area of Thornwood is a great place to live and commute from.





Set perfectly for all the great cafes, pubs and restaurants the West End has to offer but still within a short bus ride into the city. The main motorway network is only five minutes away, meaning all areas of West and Central Scotland are also easily reached on a daily basis.



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