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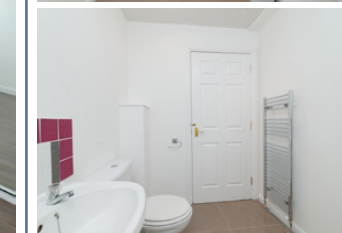
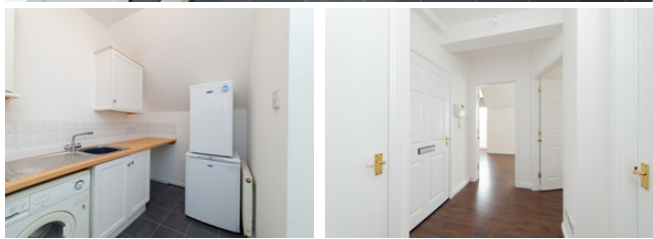
3/3 31

QUARRYBRAE STREET

Excellent two bed apartment, Quiet and central location in a charming period development, Walk-in condition

This property is situated just two miles south-east of the city centre. When it comes to local shopping, at Quarrybrae Street that means walking just a few minutes to The Forge with a mall, market and retail park. There are also a variety of supermarkets and retail parks in the vicinity, or stock up at the monthly Farmers' Market at the Barras, selling everything from organic fruit and fresh bread to smoked salmon, honeycombs and ostrich meat. Glasgow is a city for serious shopping, with stylish venues in the pedestrianised Sauchiehall, Argyle and Buchanan Streets and in malls like Buchanan Galleries, Princes Square and the St Enoch Centre, a stunning glass structure. There's also the highly exclusive Italian Centre, whether you are looking for the latest designs from Milan, or to simply enjoy a cappuccino in its pavement cafes. When it comes to eating out Glasgow is renowned for cosmopolitan cuisine in its bistros, bars and restaurants. Find fast-food in one of Scotland's largest mall food courts or at chic eateries in fashionable Theatreland.

We are delighted to bring to the market this excellent two-bed apartment, set in a charming red sandstone period building in a quiet and popular area of Glasgow that's seen a real renaissance in recent years. This beautiful apartment is a real triumph of building preservation and the exquisite character of the property blends seamlessly with spacious, modern, stylish and beautifully presented accommodation to offer a very stylish place to call home. The property is presented in immaculate condition having just been fully redecorated throughout, leaving the new owners nothing to do except move in, sit down and start enjoying this lovely apartment. The property makes a great place for first-time buyers to call home or equally it would make a perfect Buy-to-Let investment property that will rent very easily. The accommodation benefits from a lovely bright lounge/diner, which due to its shape, would suit a range of furniture configurations. The spacious room is very welcoming and it makes a very relaxing environment to come home to. The modern kitchen is perfect for the apartment, finished in a good range of white fitted units, with a gas hob, electric oven and room for the freestanding fridge and freezer, washing machine and dishwasher if required. It all adds up to make a very clean, efficient workspace for any chef to serve up a marvellous meal. The two bedrooms are a good size, both with ample room for freestanding furniture and the master with built in mirrored wardrobes. The tiled bathroom is bright and fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers. The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system. There is ample storage space to keep the apartment tidy and clutter free at all times, including a cupboard off the hall. Residents parking is supplied with one allocated space in the secure rear carpark adjacent to the apartment. Early viewing is strongly advised for any young couple or Buy-to-Let investor looking for a bright, modern and stylish apartment that's just waiting for someone to call it home.



PERFECT FOR FIRST-TIME BUYERS OR A GREAT BUY-TO-LET INVESTMENT.

SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 2.66m (8'9")
Kitchen	3.00m (9'10") x 1.70m (5'7")
Bedroom 1	3.46m (11'4") x 3.10m (10'2")
Bedroom 2	4.40m (14'5") x 3.88m (12'9")
Bathroom	2.95m (9'8") x 2.42m (7'11")

Gross internal floor area (m²): 62m² | EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

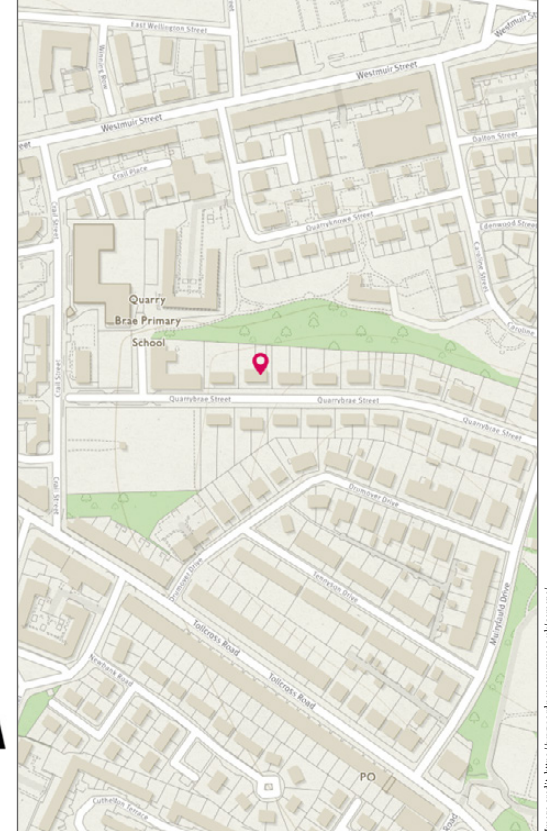
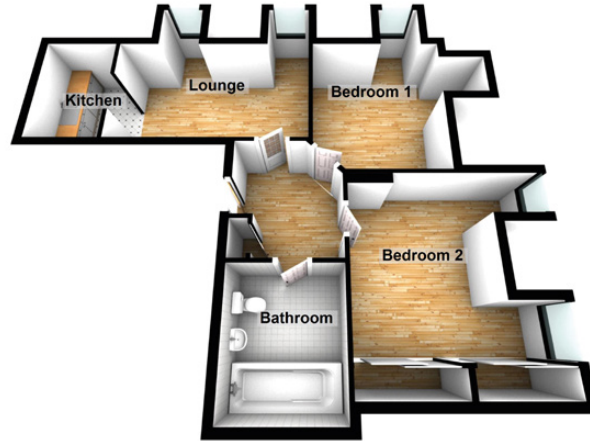


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