

2/3 87 Overdale Street

GLASGOW, G42 9PZ



*An Excellent One Bed Tenement Flat, Good
Condition With Great Views*



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We are delighted to offer to the market this excellent one bedroom period apartment, set in the very popular and Uber trendy location of Langside. In more detail, the property is accessed via a well-maintained communal stairwell.

THE ENTRANCE



Internally, the property has been upgraded and is presented in good decorative order throughout, comprising; an entrance hallway.



THE LOUNGE



A spacious lounge/diner which due to its shape would suit a range of different furniture configurations and a large bay window that allows lots of natural light to flood the room, creating a very relaxing room to enjoy. The period details and ornate panel work are still intact and the flat maintains a good degree of originality.



THE KITCHEN



The galley style kitchen contains an electric oven and hob, with ample space for a fridge or freezer and washing machine.

The large double bedroom has 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 ensuite with standalone mains shower and sink is also a real bonus.

THE BEDROOM



THE BATHROOM



The tiled bathroom is bright and contains a white toilet and sink, along with an electric shower over the bath, ensuring an instant supply of hot water for refreshing showers.

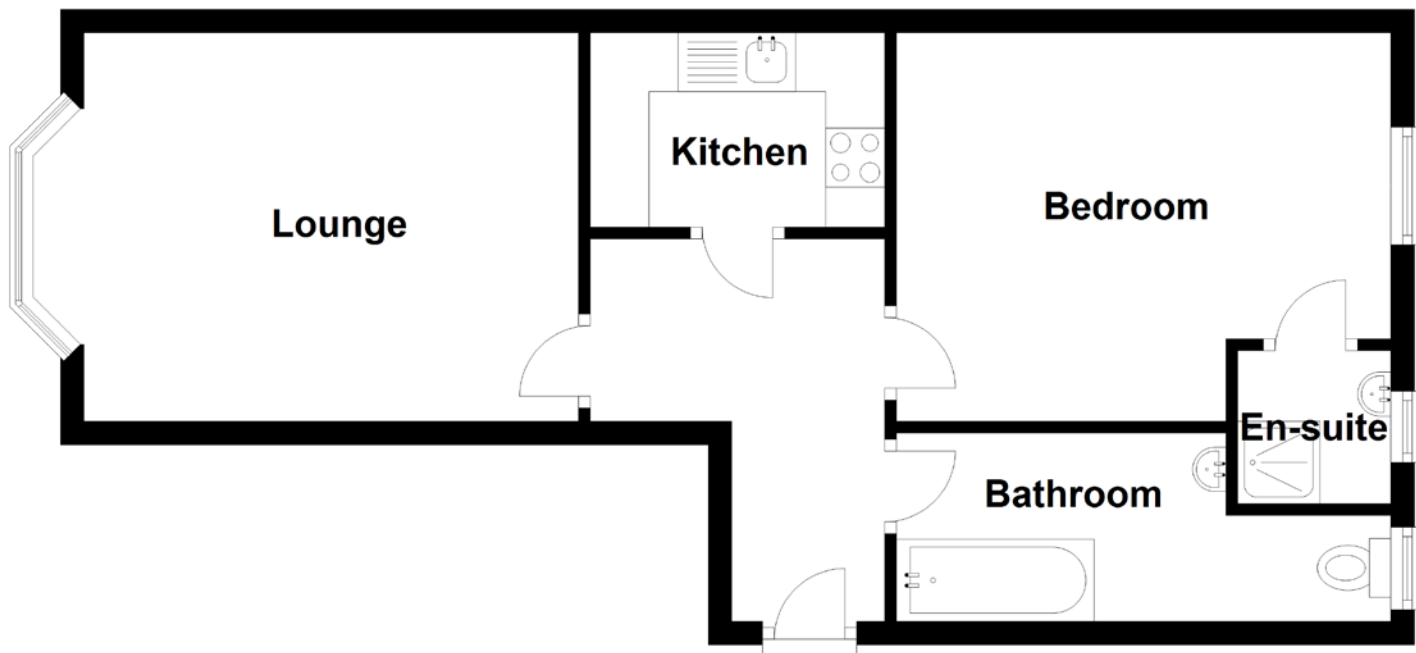
The apartment is kept warm and secure via gas central heating and secure door entry at the close. There is an excellent communal drying space to the rear.

Parking is on-street. This is an ideal property that is sure to appeal to a wide range of buyers. Its is clear the property could ideally benefit from new double glazed windows, which have already been estimated for the current owner at circa £3500/£5000. Early viewing is a must for anyone seeking a great apartment, in an eternally popular area, with first-class rental potential.

THE COMMUNAL GARDEN



FLOOR PLAN, DIMENSIONS & MAP



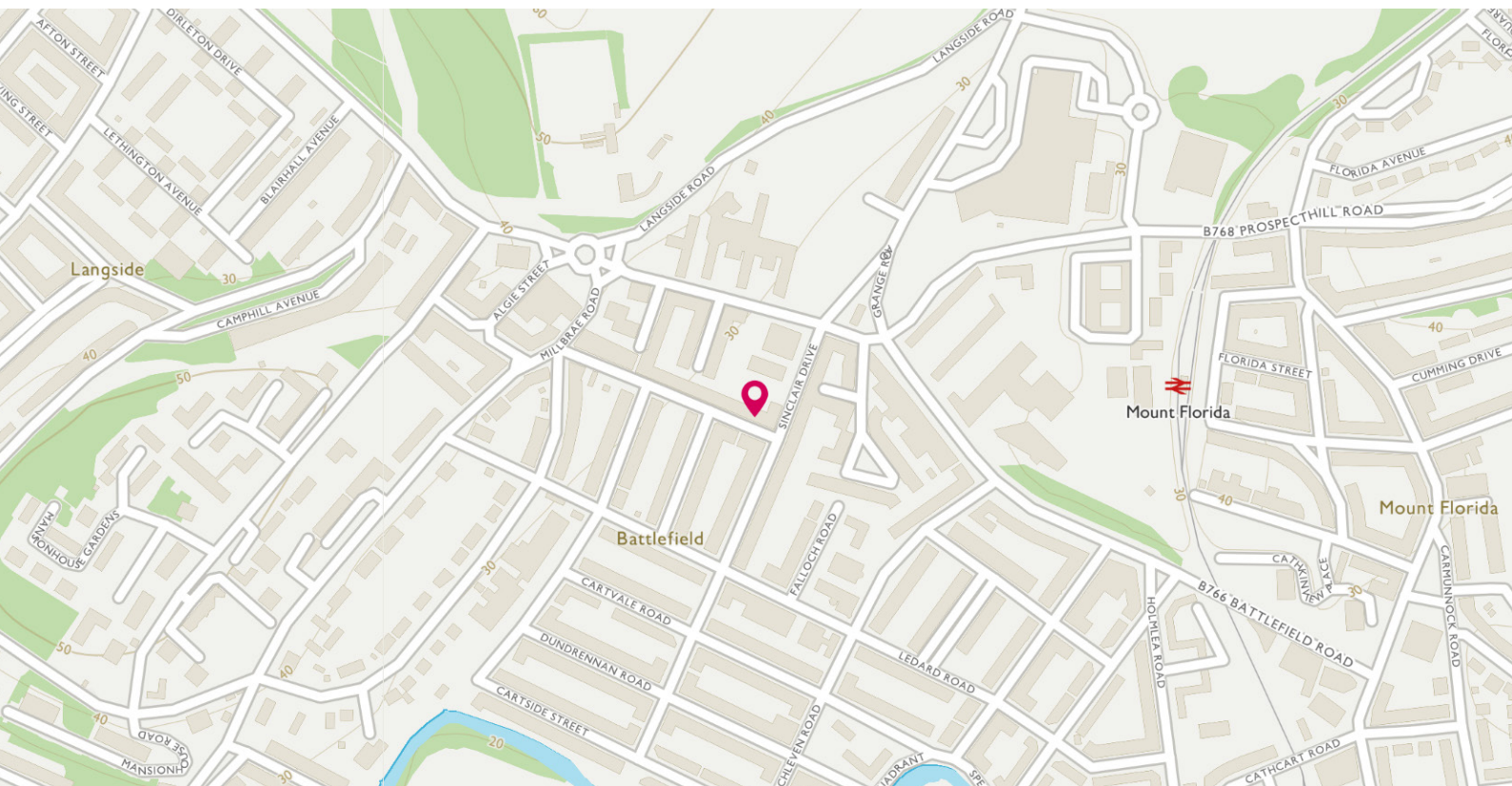
Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.30m (10'10")
Kitchen	2.50m (8'2") x 1.80m (5'11")
Bedroom	4.20m (13'9") x 3.20m (10'6")
En-suite	1.30m (4'3") x 1.30m (4'3")

Bathroom 4.20m (13'9") x 1.60m (5'3")

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

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



THE LOCATION

Overdale Street in Langside is a perfect setting with an abundance of amenities on the doorstep. In nearby Shawlands, local delicatessens and quality retailers are now springing up at a fantastic rate, and original, one-off shops, specialising in home furnishings and artwork are just as prevalent. When it comes to shopping, confident local retailers tend to go that extra mile to deliver a personal service, making all the difference. There is also an abundance of eateries with a varied choice of cuisine, from traditional pub to elegant European, Fusion and Asia/Pacific dishes. You'll find fashionable wine bars, bistros, cafes and popular late night venues, all within a short stroll. It's youthful in its outlook and it's a cool place to be seen.





The beautifully maintained Queens Park spans 148 acres and boasts peaceful, naturalised walks rich in wildlife, a boating pond, extensive rose gardens and a fortnightly farmers' market. There's cricket in the nearby recreation grounds and flood-lit social tennis on weekday evenings. Lawn Bowling facilities punctuate the built environment, and Scotland's sporting Mecca, Hampden Park, is only a short walk away.

The Tramway Theatre and Hidden Gardens are a must see on a lazy Sunday afternoon, a little haven in the city. A café latte, the weekend papers and a meandering stroll around the gardens is as pleasurable as it is refreshing. With its authentic sense of community, the re-emergence of the Southside and Langside as a leading residential quarter is hardly surprising. It is an area that is at ease with tradition and innovation.

If variety is the spice of life then Overdale Street is surely the place to be, and when the mood takes you, there's only one short mile between Overdale Street and the city centre. Car, train, taxi or bus, the best of both worlds in a few minutes.



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