



## Seventh Floor Flat

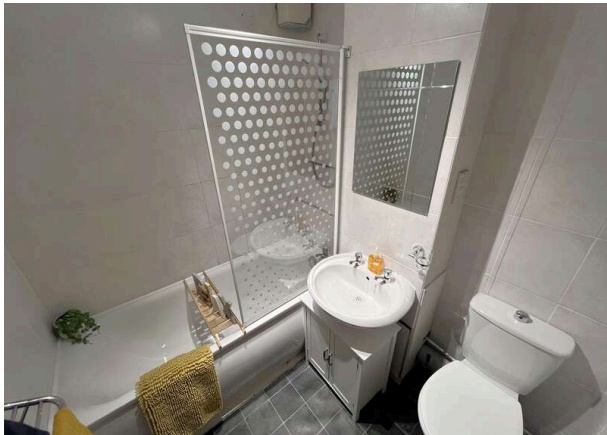
Flat 7/8, Dalhousie Court, 42 West Graham Street, Glasgow, G4 9LH

**Offers Over £142,500**



**properties**  
Solicitors and Estate Agents





### Description

This beautifully presented two bedroom top floor flat forms part of Dalhousie Court on West Graham Street which enjoys a superb location in Glasgow's city centre.

This property offers an exciting prospect for landlords and those working or studying in Glasgow. It is within short walking distance of the bustling Sauchiehall Street and is also just a short bus or subway journey from Glasgow's West End.

The building has a secure key fob entry system with concierge office on the entrance level and elevators providing access to all floors. Furthermore there is an allocated parking space within the private basement level car park.

This apartment is found on the seventh (top) floor and is brought to the market in walk in condition. The stylish decor is complimented by the modern fixtures & fittings. The property is being sold as furnished.

A long entrance hall leads to the principle rooms and there are two deep cupboards providing useful storage space. There are two great sized double bedrooms, both of very similar proportion and having some form of built in storage space. There is a comfortable lounge/dining room which leads to the very well appointed kitchen.

This kitchen comes complete with an integrated electric hob & oven and the washing machine and fridge freezer are also included in the sale. A handy breakfast bar provides another useful space.

The bathroom has a modern suite with over bath electric Triton shower and there is a wc and wash hand basin.

The windows of this property are double glazed and heating is by way of electric storage and panel heaters.

Dalhousie Court on West Graham Street enjoys a prime location close to a wide range of amenities and is popular with those studying and working in Glasgow City Centre and also those wishing easy access to Glasgow's West End. The property is just a short walk from The Glasgow School of Art and The Royal Conservatoire of Scotland. The University of Strathclyde and Glasgow Caledonian University are also within easy reach and so too is The University of Glasgow. There are convenient local bus services on your doorstep and Cowcaddens Subway Station is just round the corner. There are also excellent road links with Great Western Road and the M8 Motorway easily accessible.

### Room Dimensions

Entrance Hall	5.72 m x 1.12 m / 18'9" x 3'8"
Lounge	5.08 m x 3.18 m / 16'8" x 10'5"
Kitchen	2.95 m x 1.80 m / 9'8" x 5'11"
Bedroom 1	3.96 m x 2.62 m / 13'0" x 8'7"
Bedroom 2	3.96 m x 2.62 m / 13'0" x 8'7"
Bathroom	1.96 m x 1.75 m / 6'5" x 5'9"

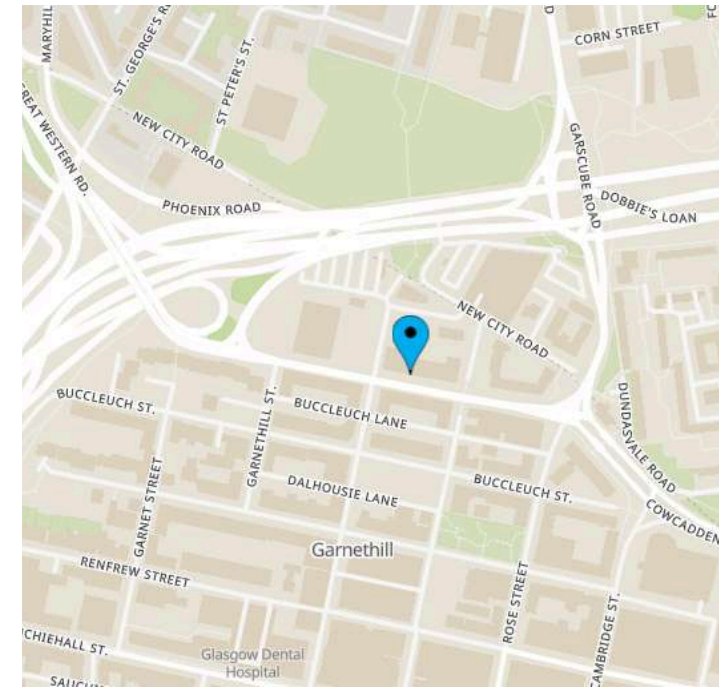
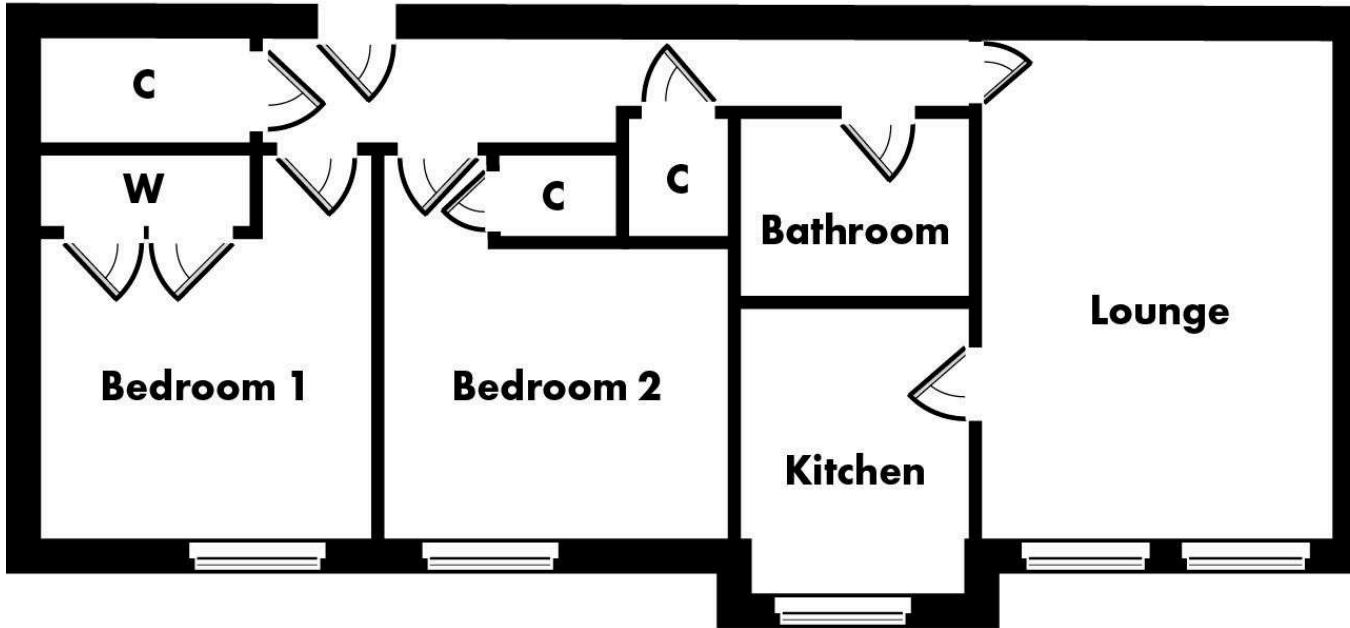
### EPC: D

### Features

- Beautifully presented top floor flat
- Two double bedrooms with built in storage
- Comfortable lounge/dining room
- Very well appointed kitchen with appliances
- Modern bathroom suite
- Double glazed windows - Electric heating
- Allocated parking space within basement car park
- Short walk to city centre amenities



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling Westwards along Cowcaddens Road proceed passing Cambridge Street and then bear left at the following traffic lights onto West Graham Street. Dalhousie Court is just a short distance along on the right hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

**Property Manager:** Iain Macmillan • Telephone: **0141 331 0741**

**Email:** [iain@prp-legal.co.uk](mailto:iain@prp-legal.co.uk)

**Kensington House, 227 Sauchiehall Street, G2 3EX** F: 0141 332 6847  
**1242 Shettleston Road, Shettleston, G32 7PG** F: 0141 763 1948

For further information:

Or to view this property please call:

**0141 331 0741**



**properties**  
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

#### DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E480014

