

Ground Floor Flat

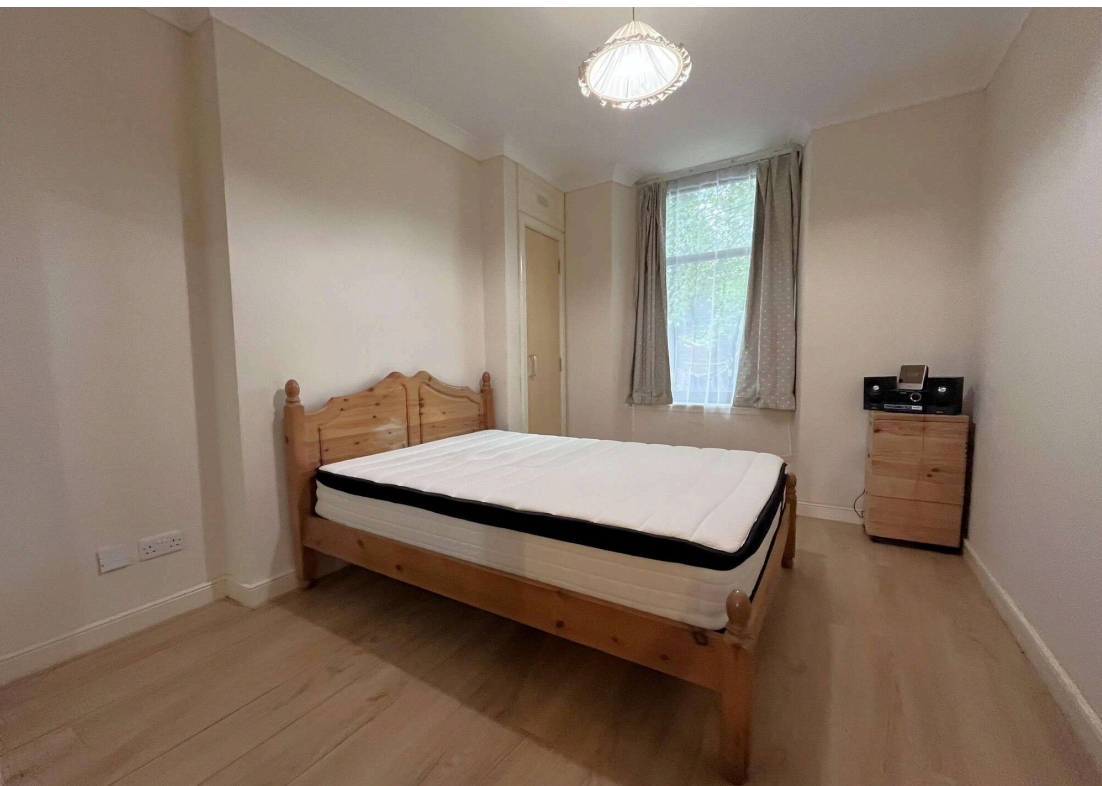
Flat 0/1, 10 Govanhill Street, Govanhill, Glasgow, G42 7JZ

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Description

This well presented one bedroom flat occupies a ground floor position within a traditional red sandstone tenement building and enjoys a great location directly opposite Govanhill Park. Maintained to an excellent standard this property offers an exciting opportunity for a number of buyers.

The building has a secure buzzer entry system, tiled close and shared rear gardens. The decor of this flat is fresh and neutral and is complimented by the modern fixtures and fittings. Furthermore the windows are double glazed and there is a gas fired central heating system with combination boiler.

An L-shaped entrance hall welcomes you in and leads to all rooms. There is a handy storage cupboard off this hall which houses the gas and electric meters. To the front of the property is the lounge which is a comfortable reception room. The focal point is a feature fireplace with gas living flame effect fire. A Twin window formation offers pleasant aspects towards Govanhill Park. The kitchen is positioned in the centre of this property and is fitted with a range of units and worktops. A fridge and freezer sit neatly beneath the worktops and there is space for a cooker and plumbing for a washing machine. To the rear of the property is a nicely proportioned double bedroom. There is ample storage space within a fitted wardrobe with mirror fronted sliding doors and an additional cupboard houses the gas combi boiler. A window to the rear over looks the shared gardens/drying area. The bathroom completes the accommodation and is very well appointed. It has a modern three piece suite with over bath Triton electric shower unit and there is stylish wet wall to splash back around the bath. A shelved cupboard affords convenient storage space.

The common close has attractive wall tiling and a locked rear door leads to the shared drying green and bin storage area.

This property has a most appealing setting opposite Govanhill Park and there is on street parking available. There are a host of amenities close at hand notably a wide range of high street shopping on Cathcart Road and Victoria Road including a LIDL supermarket. There are convenient local bus routes and both Queens Park and Pollokshields East Train Stations are around a 10 minute walk away. Those travelling by car have excellent road links to Glasgow City Centre and the M8 & M74 motorway networks. Local recreational facilities include The Gym Group Fitness Centre on Cathcart Road and Queens Park. Other nearby landmarks include the Tramway Theatre and the New Victoria Hospital.

Factors: Hacking & Paterson.
Quarterly fees approx: £250.00.

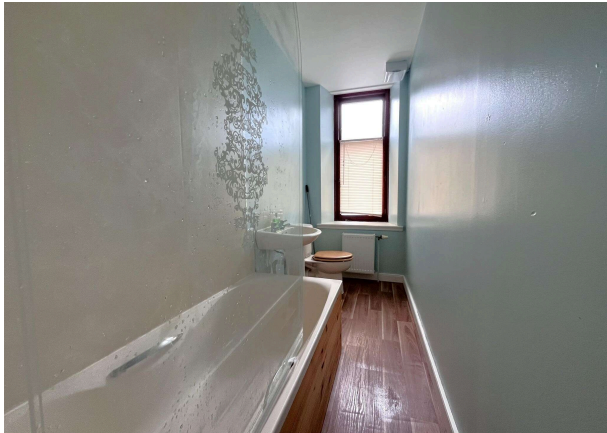
Room Dimensions

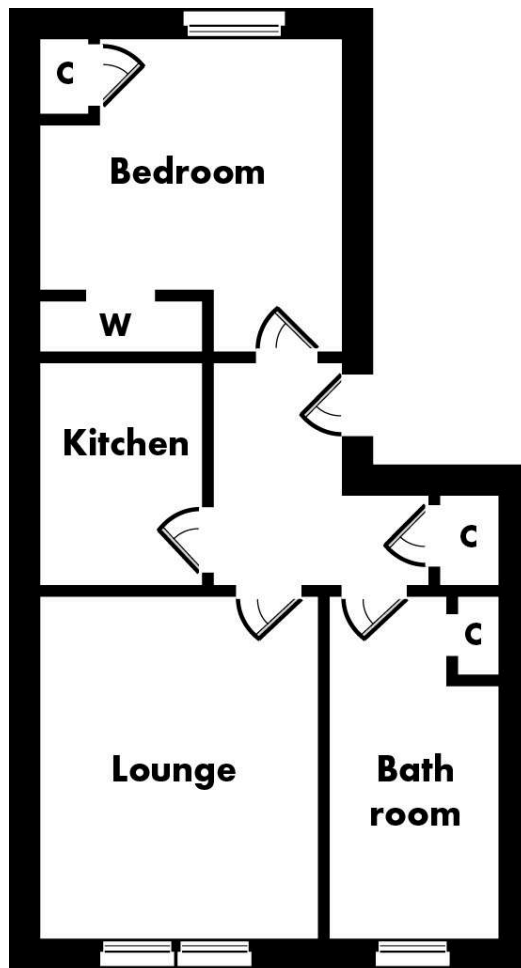
Entrance Hall	2.36 m x 2.01 m / 7'9" x 6'7"
Lounge	4.52 m x 2.97 m / 14'10" x 9'9"
Kitchen	1.91 m x 2.34 m / 6'3" x 7'8"
Bedroom	4.11 m x 3.02 m / 13'6" x 9'11"
Bathroom	3.89 m x 1.27 m / 12'9" x 4'2"

EPC: C

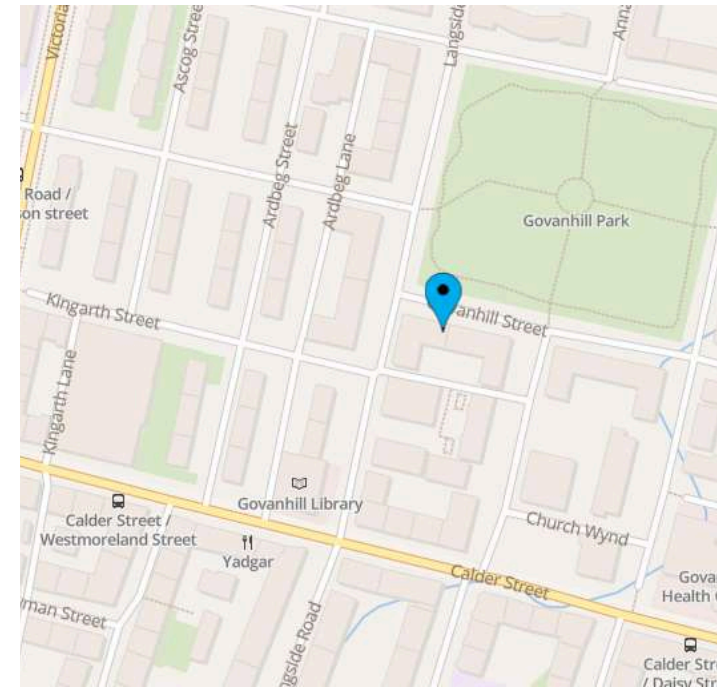
Features

Superb ground floor flat
Lounge with feature fireplace
Double bedroom - fitted wardrobes
Modern kitchen and bathroom
Gas central heating and double glazed windows
Secure buzzer entry system
Neatly maintained tiled close
Short walk to shops, bus and train





Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Pollokshaws Road turn onto Cuthbertson Street and continue crossing Victoria Road. At the end of the street turn right into Langside Road and then left into Govanhill Street. This property is on your 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.

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For further information:

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ESPC Ref: E497114

