



FLAT 2/2, 65 HIGH STREET  
GLASGOW, G1 1NW

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Indigo Square are delighted to bring to the market this studio flat perfectly placed within the highly sought after Merchant City. This is an ideal starter flat for a first time buyer who is seeking their first property in the heart of the City Centre or a Landlord looking for an investment that will offer a an excellent regular rental income. The flat is situated within a residential development of similar quality properties within a building that was refurbished in the past 15 years and occupies a preferred 2nd floor position.

TRAVEL

This flat is situated on High Street and has access to main bus routes outside the building and easy access to train with High Street, Queen Street and Glasgow Central Stations all within a ½ mile radius.

ENTRANCE

The building has access for your security code rent system into a communal hallway with a communal fire alarm system. There is a staircase leading up a floor. There's a further lockable door that leads onto the second-floor landing, which is carpeted, and the property can be found on the left-hand side.

RECEPTION HALLWAY

The flat has a timbered door with an entrance into the reception hallway, which has ceiling light point, ceiling smoke alarm, and walk-in storage cupboard which houses the electricity metre and gas metre. Has a built-in shelf, hanging wheel, and ceiling light point, and also access to the bathroom.

BATHROOM

Continuing a three-piece suite, the bathroom consists of a bath, wash hand basin and WC. It has

lamine flooring, electric Triton, electric shower above the bath with a shower screen. It is tiled to full height in the bath area and half height on one wall at the wash hand basin in WC. There's a wall-mounted electric heater and a wall-mounted extractor fan.

LIVING SPACE

The living space has a walk-in storage cupboard with a built-in shelf, hang wheel, and ceiling light point, and a further walk-in storage cupboard that houses the water tanks. It is open planning to the main lounge area and kitchen.

KITCHEN

The fitted kitchen contains a range of wall and flow units with worktop surfaces. It has a single stainless steel bowl with a mixer tap and a side drainer. There is an electric oven with an electric hob, a freestanding fridge freezer, and there is a separate washing machine. The kitchen area has a ceiling light point.

BAY WINDOWED LOUNGE BEDROOM AREA

There is a bay-windowed, double-glazed bay window to the front, ceiling light point, and space for a lounge, dining, and bed area. There is a hardwired heat alarm.



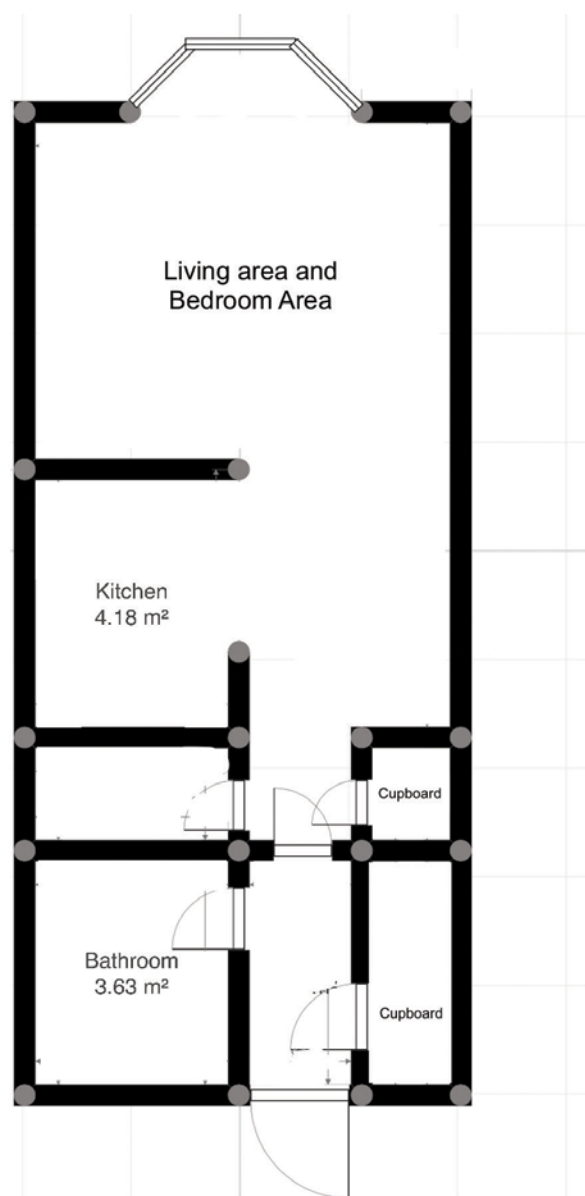
- **HEATING** - The home is warmed by electric heaters
- **GLAZING** - The property has double-glazed windows
- **SECURITY** - The building has a security-controlled entry system
- **GARDENS** - There are landscaped gardening grounds to the rear, which are accessed at the ground floor level

HOME REPORT VALUE - £90,000  
SALES PRICE – OFFERS OVER £90,000



### DIMENSIONS

Hallway	2.242m x 1.281m
Bathroom	1.711m x 2.191m
Kitchen	2.318m x 1.869m
Living Room	3.394m x 3.832m



## INDIGO | SQUARE

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