



**Flat 1/1,
2 Hill Street,
Glasgow,
G3 6RN**

**Offers Over
£165,000**



DALLAS | **McMILLAN**

SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present this seldom available 2 bedroom property to the market. Situated in the highly desirable Garnethill area of Glasgow, this rarely available flat has been beautifully renovated to an exceptionally high standard whilst retaining many of the original features.

Despite being very much part of the city, Garnethill has a very strong identity of its own and has a lovely community feeling. Enjoying excellent public transport links into the city centre and being only a 5 minute walk to the West End, Hill Street is perfectly located to make the most of Glasgows famous Style Mile, amazing restaurants, cafes, clubs and pubs and the many museums, art galleries and is a stones throw away from the famous Glasgow Film Theatre.

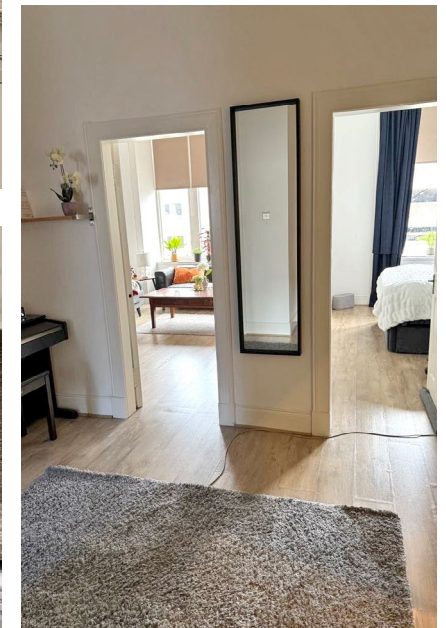
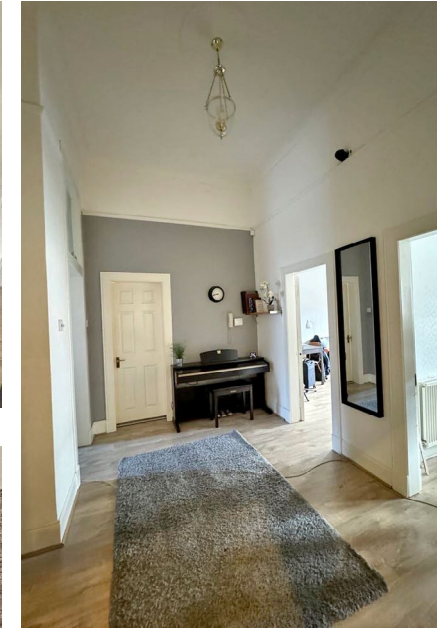
The property is located in a traditional blonde sandstone tenement building of architectural interest and further benefits from Garnethill bring part of a conservation area.

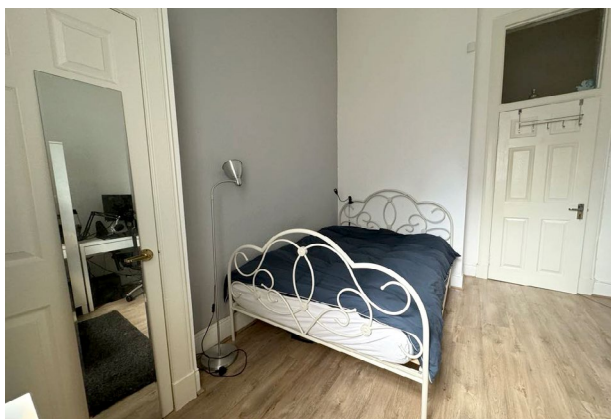
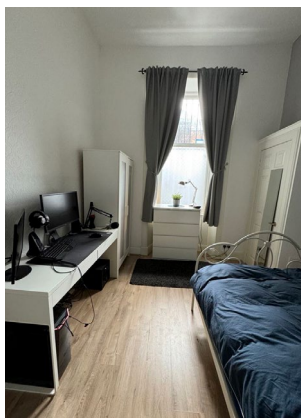
Internally, the property is accessed through a beautiful solid door with the traditional glass window above, enhancing the light in the large hallway from which all rooms are accessed. With high ceilings and many original features being retained, the hall is a statement area on its own. Generously proportioned it gives a real feeling of historic grandeur and opulence. The living room of this property, is light, bright, and beautifully decorated to an extremely high standard, and the large traditional sash windows allow daylight to flood the room. The high ceilings give a feeling of great space and light, and there is ample space for plenty free standing furniture. The 2 double bedrooms again benefit from the lovely large windows and, as with the whole property, they benefit from high end wood effect flooring.

The bathroom has been modernised to an extremely high standard with large walk in shower, white bathroom furniture and stunning wall and floor tiles.

The kitchen again has been given an extremely high quality contemporary look, the integrated appliances and wall and floor units having a sleek and stylish hi gloss finish.

The flat is part of a historic and architecturally important grade 3 listed building, giving the owner not just a property, but a part of Glasgows housing history.





VIEWING

Through solicitors on 0141 333 6750

ENTRY

By negotiation



TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of 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 nor water services nor 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.

