



**3/1,
61 Lymburn
Street,
Glasgow
G3 8PD**

**Offers Over
£205,000**



DALLAS McMILLAN
SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this bright and modern, 2 bedroom top floor property in the highly desirable West End of Glasgow.

The living room is a delightfully light and spacious room that makes the most of the amazing views and has more than enough space for a table and chairs if desired. The large windows in the living areas combined with the flat situation on this floor means this property boasts stunning views over the city and the West End.

The kitchen contains multiple wall mounted and floor units with a light oak finish providing plenty of space for the necessary white goods.

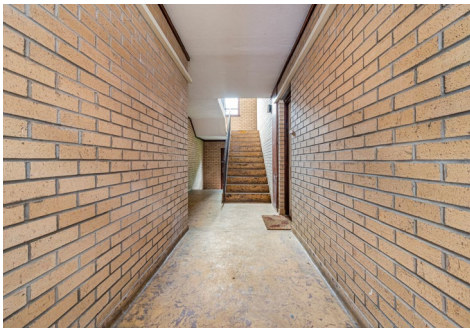
The bedrooms are both generous doubles with ample room for bedroom furniture and space for work or study area.

There is a modern bathroom with white suite and tiling on the sink and toilet wall. Over bath shower head with half bath shower door complement the clean cut layout.

Forming part of an extremely well maintained building, the property benefits from gas central heating and double glazing and is accessed via a secure entrance door, with a light and bright stairway leading to the top floor.

Lymburn Street is ideally located in the extremely popular Finnieston area with some of the cities best bars and restaurants on the doorstep. There is easy access to the cities Universities and a short walk takes you into the city centre.

With residents parking, proximity to so many amenities and excellent transport links, this property offers a fantastic opportunity for city living and working.



ACCOMMODATION

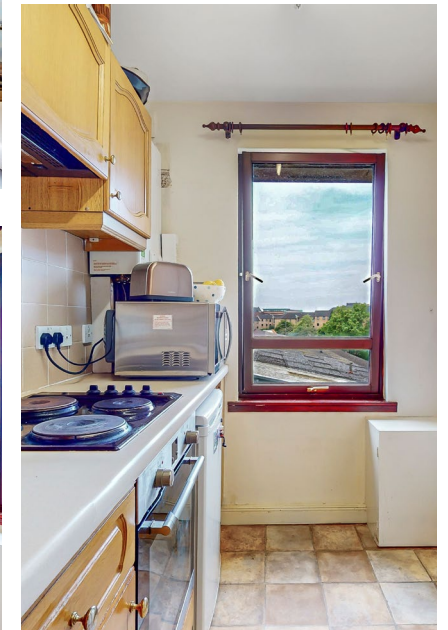
HALL	4'6 x 12'5
LOUNGE	1.38m x 3.79m
KITCHEN	17'7 x 13'
BEDROOM 1	5.37m x 3.96m
BEDROOM 2	10'5 x 6'2
BEDROOM 1	3.18m x 1.89m
BEDROOM 2	10'10 x 13'9
BEDROOM 2	3.31m x 4.19m
BEDROOM 2	10'3 x 11'3
BEDROOM 2	3.12m x 3.44m
BEDROOM 2	5'9 x 6'2
BEDROOM 2	1.76m x 1.89m

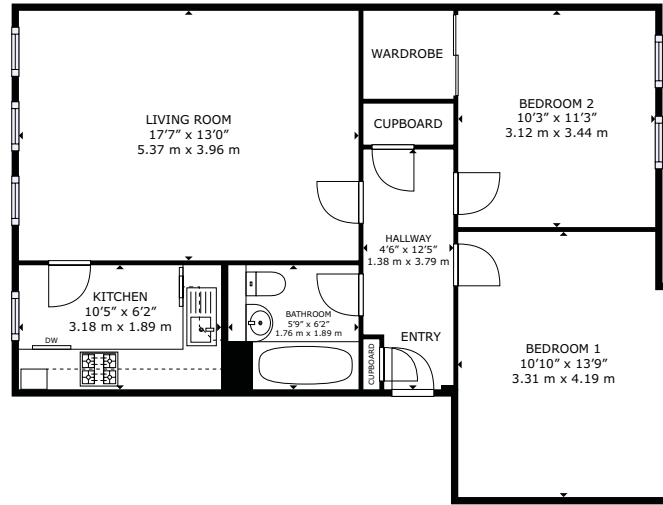
VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

ENTRY

By negotiation





GROSS INTERNAL AREA
 FLOOR PLAN: 721 sq. ft., 67.4m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Produced by Plush Plans Ltd

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.



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