



**10 Garmouth  
Place  
Glasgow  
G51 3PA**

**Offers Over  
£110,000**





**DALLAS McMILLAN**  
SOLICITORS & ESTATE AGENTS



DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this two-bedroom mid terrace property at 10 Garmouth Place, Glasgow, G51 3PA, offering a fantastic opportunity for buyers looking to take on a renovation project with excellent long term potential. Although the property has been unoccupied for some time and now requires significant upgrading throughout, it benefits from a solid layout and appealing features that would reward investment. The accommodation comprises a downstairs shower room, a utility area, and a bright lounge with kitchen to the rear, while upstairs there is a family bathroom and two generously sized bedrooms, both with built in wardrobes the principal bedroom also boasting access to a private balcony. Externally, there is a driveway to the front and a private enclosed garden to the rear, both in need of care and attention but offering plenty of space and scope for transformation. This is a rare chance to create a modern family home or investment property in a well connected area of Glasgow, close to amenities, schools, and transport links.

The property is located within a residential area of Glasgow’s south side, benefiting from excellent transport links and a wide range of local amenities. Nearby, you’ll find popular shopping options at Braehead Shopping Centre and the retail parks at Paisley Road West, while the Queen Elizabeth University Hospital is just a short drive away. The area is well served by bus routes and train stations, providing convenient access to Glasgow city centre and surrounding districts. There are also several primary and secondary schools in the vicinity, making this a practical location for families. With parks, local shops, and community facilities all close at hand, the area offers a well-established and convenient setting for a future home.



ACCOMMODATION

ENTRANCE	4'7 x 7'11 1.49m x 2.42m
LOUNGE	13'11 x 13'7 4.24m x 4.14m
KITCHEN	10'10 x 11'9 3.30m x 3.57m
UTILITY	6'4 x 5'4 1.93m x 1.64m
SHOWER ROOM	6'4 x 5'10 1.93m x 1.78m
UPPER HALL	7'4 x 7'11 2.25m x 2.41m
BEDROOM 1	15'3 x 9'8 4.66m x 2.94m
BALCONY	11'0 x 4'4 3.34m x 1.32m
BEDROOM 2	9'11 x 13'9 3.01m x 4.18m
BATHROOM	7'4 x 6'10 2.25m x 2.07m

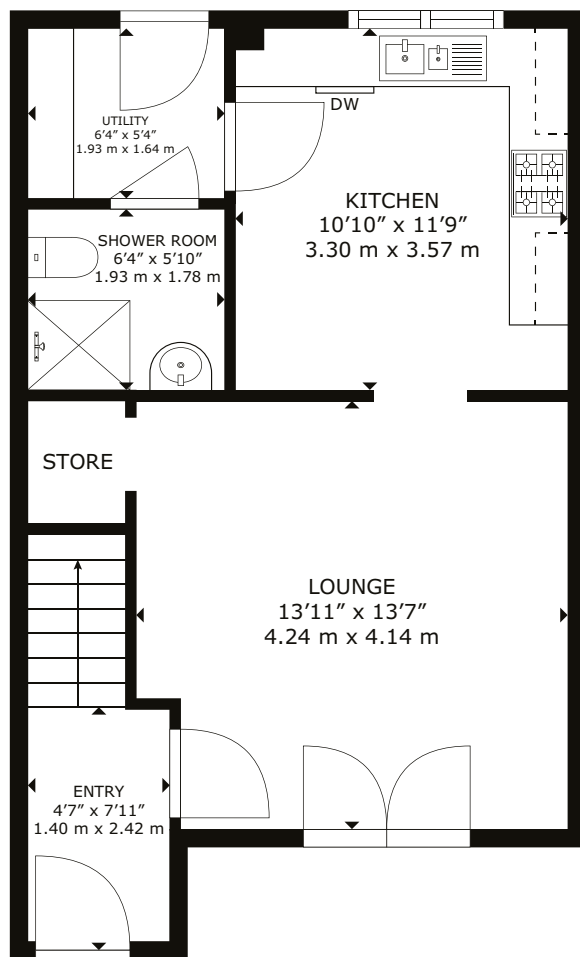
VIEWING

Through solicitors on 0141 333 6750

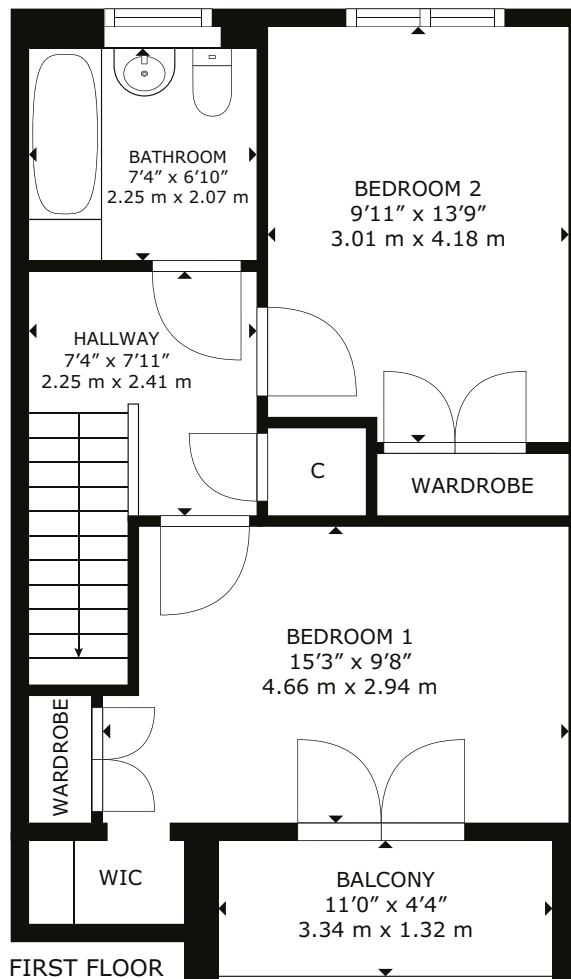
ENTRY

By negotiation





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 462 sq. ft , 43 m2, FIRST FLOOR: 452 sq. ft , 42 m2,  
TOTAL AREA : 915 sq. ft , 85 m2 , EXCLUDED AREA: BALCONY: 43 sq. ft , 4 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

## 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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