



48 WEST REGENT STREET, GLASGOW. G2 2RA.

THIS CONVERTED, SECOND FLOOR FLAT IS SITUATED WITHIN 'DE QUINCEY HOUSE' A GRADE B LISTED BUILDING LOCATED IN THE HEART OF GLASGOW. THE PROPERTY COMPRISES A SPACIOUS LOUNGE WITH ACCESS TO FITTED KITCHEN, LARGE DOUBLE BEDROOM AND BATHROOM WITH SHOWER. THIS PROPERTY FURTHER BENEFITS FROM A COMMUNAL HEATING SYSTEM. THERE IS LIFT ACCESS TO ALL FLOORS. SECURITY ENTRY SYSTEM. IDEALLY LOCATED ACCESS TO ALL LOCAL AMENITIES.



- ONE BEDROOM CONVERTED FLAT
- IDEAL CENTRAL LOCATION
- SASH & CASE SECONDARY GLAZING
- CLOSE TO ALL AMENITIES
- 'DE QUINCEY HOUSE B LISTED'
- SECURITY ENTRY SYSTEM
- LIFT ACCESS TO ALL FLOORS
- TENURE - ABSOLUTE OWNERSHIP

OFFERS IN THE REGION OF £135,000

48 WEST REGENT STREET,
GLASGOW. G2 2RA.

OFFERS IN THE REGION OF

ENTRANCE HALLWAY 21' 1" x 4' 6" (6.42M x 1.37M)

ENTRANCE HALL GIVES ACCESS TO ALL APARTMENTS WITH EXCEPTION OF KITCHEN WHICH IS ACCESSED DIRECTLY FROM LOUNGE. WALK IN STORAGE CUPBOARD. FURTHER STORAGE CUPBOARD HOUSING THE BOILER.

OPEN PLAN LOUNGE 16' 2" x 13' 7" (4.92M x 4.13M)

GOOD SIZED LOUNGE GIVING ACCESS TO KITCHEN AREA. AMPLE SPACE FOR DINING TABLE AND CHAIRS. DOUBLE WINDOWS TO THE FRONT. HIGH CEILINGS.

KITCHEN 11' 10" x 5' 6" (3.6M x 1.68M)

RECESS KITCHEN HAS WHITE WALL AND BASE STORAGE UNITS WITH AMPLE WORK SURFACES. ELECTRIC HOB, OVEN AND OVERHEAD COOKER HOOD. WASHER DRIER. UNDER COUNTER FRIDGE.

BEDROOM 19' 7" x 10' 2" (5.97M x 3.09M)

GOOD SIZED DOUBLE BEDROOM WITH FRONT ASPECT.

BATHROOM 9' 10" x 4' 9" (2.99M x 1.44M)

THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT. WALL AND FLOOR TILING THROUGHOUT.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the Property Condition Form, Measurements and other information provided, we do not accept any responsibility for any errors or omissions. Measurements are for general information only and should not be used as the sole basis for any purchase. The information is provided as a guide only. Measurements are taken to the best of our knowledge and are not guaranteed.

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of Identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT OR OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR 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 ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



OFFERS IN THE REGION OF £135,000