



## 83 4/2 WILSON STREET, GLASSFORD COURT, GLASGOW. G1 1UZ.

SPACIOUS, BRIGHT, AND MODERN, THIS 1 BEDROOM FLAT IS IN THE HEART OF GLASGOW`S VIBRANT MERCHANT CITY. THE PROPERTY IS CONTAINED IN A NEWER SECTION ATTACHED TO THE CONVERTED FORMER WAREHOUSE BUILDING WHICH IS CATEGORY B LISTED, AND PROVIDES COMMUNAL AND LIFT ACCESS TO THE APARTMENT . ACCOMMODATION COMPRISES LARGE LIVING ROOM WITH STUDY ALCOVE, NEWLY FITTED KITCHEN COMPLETE WITH APPLIANCES. THE PROPERTY ALSO FEATURES LARGE DOUBLE BEDROOM WITH BUILT-IN WARDROBE, BATHROOM WITH MIXER SHOWER OVER THE BATH. LOCATED CLOSE TO ALL THE AMENITIES THE MERCHANT CITY HAS TO OFFER.



- LOCATED IN THE HEART OF MERCHANT CITY
- TIMBER FRAME DOUBLE GLAZING
- MODERN FITTED KITCHEN
- VIEWING RECOMMENDED
- CATEGORY 'B' LISTED
- SECURE ENTRY SYSTEM
- WHITE METEOR STORAGE HEATING
- CLOSE TO ALL AMENITIES

**OFFERS OVER £140,000**

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### **ENTRANCE HALLWAY** 20' 7" x 5' 11" (6.28M x 1.80M)

L-SHAPED ENTRANCE HALLWAY HAS OAK EFFECT LAMINATE FLOORING. ACCESS TO ALL ROOMS WITHIN THE PROPERTY.

### **LOUNGE** 25' 10" x 13' 0" (7.87M x 3.96M)

BRIGHT, SPACIOUS ROOM WITH AMPLE SPACE FOR DINING AREA, OR OFFICE SPACE. OAK EFFECT LAMINATE FLOORING.

### **KITCHEN** 10' 0" x 5' 5" (3.04M x 1.65M)

FITTED KITCHEN HAS CONTEMPORARY FINISH MATT GREY WALL AND BASE STORAGE UNITS, SPLASHBACK WALL TILING AND BLACK MARBLE EFFECT WORK SURFACE. CERAMIC GLASS HOB AND COOKER HOOD. WASHING MACHINE. INTEGRATED OVEN, MICROWAVE, DISHWASHER AND FRIDGE / FREEZER.

### **BEDROOM** 13' 5" x 9' 6" (4.09M x 2.89M)

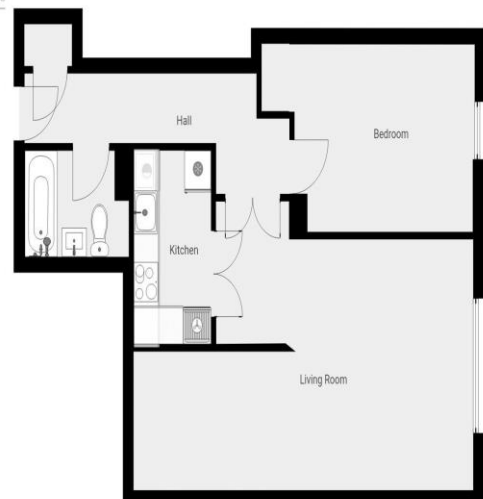
BRIGHT ROOM HAS RECESS BUILT-IN STORAGE CUPBOARD/WARDROBE. OAK EFFECT LAMINATE FLOORING.

### **BATHROOM** 8' 2" x 5' 8" (2.49M x 1.73M)

THREE PIECE SUITE WITH RECTANGULAR SINK AND VANITY UNIT. OVERHEAD SHOWER UNIT, RIGID SHOWER SCREEN. HEATED TOWEL RAIL. WALL TILING SURROUNDING BATH AND SHOWER AREA. SLATE EFFECT VINYL FLOORING.



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