



69 JAMES WATT STREET, GLASGOW. G2 8NF.

THIS ONE BEDROOM APARTMENT IS NEW TO THE MARKET AND SITUATED WITHIN A TRADITIONAL SANDSTONE BUILDING WITH A CENTRAL COURTYARD. JAMES WATT STREET DATES FROM 1849 AND RUNS DUE SOUTH TO THE BROOMIELAW AT THE RIVER'S EDGE IN GLASGOW'S INTERNATIONAL FINANCIAL SERVICES DISTRICT, DEMAND FOR PROPERTY IS HIGH AND THIS STYLISH APARTMENT IS A FANTASTIC BTL OR THE FIRST-TIME BUYER. THE APARTMENT IS IN GOOD ORDER INTERNALLY AND IDEALLY LOCATED FOR ACCESS TO CITY CENTRE'S AMENITIES, BUSINESS DISTRICT AND EXCELLENT PUBLIC TRANSPORT LINKS AS WELL AS THE M8 MOTORWAY.



- ONE BEDROOM APARTMENT
- TIMBER FRAME DOUBLE GLAZING
- COMMUNAL REAR COURTYARD
- TRADITIONAL SANDSTONE BUILDING
- ALLOCATED BASEMENT PARKING
- ELECTRIC PANEL/ STORAGE HEATERS
- CENTRAL CONSERVATION AREA
- IDEAL FIRST TIME PURCHASE

OFFERS OVER £105,000

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GLASGOW. G2 8NF.**

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ENTRANCE HALLWAY 6' 3" x 4' 10" (1.91M x 1.48M)
ACCESSED FROM ENTRANCE VESTIBULE, THE
ENTRANCE HALLWAY GIVE ACCESS TO LOUNGE,
BEDROOM, AND BATHROOM. OAK EFFECT LAMINATE
FLOORING. STORAGE CUPBOARD HOUSING ELECTRIC
SERVICE METERS.

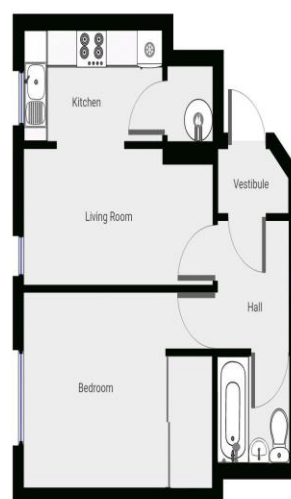
LOUNGE 13' 7" x 6' 9" (4.15M x 2.05M)
SPACIOUS LOUNGE WITH REAR ASPECT. OAK EFFECT
LAMINATE FLOORING. GIVES ACCESS TO THE KITCHEN.

KITCHEN 10' 1" x 5' 7" (3.08M x 1.71M)
KITCHEN HAS AMPLE LIGHT BEECH / GREY WALL AND
BASE STORAGE UNITS, GREY SPLASHBACK WALL TILING
AND WORK SURFACES THROUGHOUT. CERAMIC HOB,
ELECTRIC FAN OVEN AND OVERHEAD EXTRACTOR
HOOD. UNDER COUNTER FRIDGE AND FREEZER.
WASHING MACHINE. CUPBOARD HOUSING THE HOT
WATER TANK. OAK EFFECT LAMINATE FLOORING. REAR
FACING WINDOW.

BEDROOM 13' 8" x 9' 8" (4.16M x 2.94M)
BEDROOM HAS REAR ASPECT. BUILT-IN STORAGE
CUPBOARD / WARDROBE WITH MIRRORED SLIDING
DOORS. OAK EFFECT LAMINATE FLOORING.

BATHROOM 6' 6" x 6' 2" (1.97M x 1.89M)
THREE PIECE SUITE WITH OVERHEAD MIXER SHOWER
UNIT. WALL TILING THROUGHOUT. VINYL FLOORING.

COMMUNAL REAR COURTYARD
WELL MAINTAINED COMMUNAL AREA.



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MONEY LAUNDERING REGULATIONS 2003

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON 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



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