



48 WEST REGENT STREET, GLASGOW. G2 2RA.

THIS CONVERTED, ONE BEDROOM APARTMENT 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 GAS HEATING SYSTEM. THERE IS LIFT ACCESS TO ALL FLOORS. SECURITY ENTRY SYSTEM. IDEALLY LOCATED AND EASY ACCESS TO ALL LOCAL AMENITIES AND TRANSPORT LINKS. RESIDENTS' PARKING.



- ONE BEDROOM APARTMENT
- 'DE QUINCEY HOUSE'
- COMMUNAL GAS HEATING SYSTEM
- CLOSE TO ALL LOCAL AMENITIES
- GRADE B LISTED BUILDING
- SECURITY ENTRY SYSTEM
- LIFT ACCESS TO ALL FLOORS
- IDEAL CENTRAL LOCATION

OFFERS OVER £120,000

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OPEN PLAN LOUNGE/KITCHEN 17' 3" x 10' 5" (5.27M x 3.18M)

GREAT OPEN PLAN LIVING SPACE. GREY CARPET AND WHITE WALLS.

LOUNGE AREA

FRESH DECOR THROUGH OUT. GREY CARPET WHITE WALLS. DOUBLE WINDOWS OVER LOOKING COURT YARD..

KITCHEN AREA

MODERN FITTED KITCHEN. MATT WHITE WALL AND BASE UNITS. BUTCHER BLOCK WORK TOPS. UNDER COUNTER FRIDGE AND WASHING MACHINE. CERAMIC HOB, ELECTRIC FAN OVEN AND COOKER HOOD. SPLASH BACK TILING. BEECH EFFECT LAMINATED FLOORING.

ENTRANCE HALL 17' 1" x 3' 7" (5.20M x 1.10M)

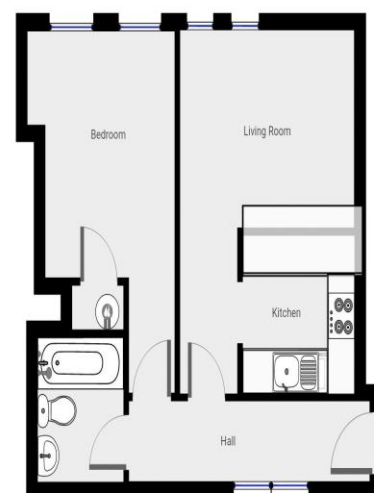
GIVES ACCESS TO ALL OTHER APARTMENTS.

BEDROOM 17' 3" x 10' 5" (5.27M x 3.18M)

GOOD SIZED DOUBLE BEDROOM. DUAL ASPECT DOUBLE WINDOWS TO THE REAR OF THE PROPERTY. WHITE WALLS WITH BEIGE CARPET. CUPBOARD HOUSING ELECTRIC METER AND WATER STORAGE TANK.

BATHROOM 7' 0" x 6' 0" (2.13M x 1.84M)

MODERN FITTED WHITE THREE PIECE BATHROOM SUITE. OVERHEAD ELECTRIC SHOWER WITH GLASS SHOWER SCREEN. WHITE WALL TILES AND GREY FLOOR TILES.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. (GATLHEAD PROPERTIES) (LET IT DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS)

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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