



**117 COOK STREET,
GLASGOW. G5 8JQ.**

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS ONE BEDROOM LOFT APARTMENT WITHIN A CONVERTED INDUSTRIAL PROPERTY. LOCATED IN THE TRADESTON AREA OF GLASGOW THE PROPERTY IS WITHIN WALKING DISTANCE TO THE CITY CENTRE, WEST STREET UNDERGROUND AND CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. ENTRANCE TO PROPERTY IS VIA A SECURITY-CONTROLLED ACCESS ONTO ATTRACTIVE ENTRANCE WITH STAIRS TO UPPER LEVELS. RESIDENTS' PARKING.



- ONE BEDROOM APARTMENT
- GAS CENTRAL HEATING
- LANDSCAPE SURROUNDS
- SOUGHT AFTER LOCALE
- SECURE DOOR ENTRY
- CLOSE TO GLASGOW CITY CENTRE
- RESIDENTS' PARKING
- IDEAL FIRST TIME PURCHASE

OFFERS OVER £115,000

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ENTRANCE HALLWAY 4' 7" x 3' 11" (1.4M x 1.2M)

ACCESS VIA VESTIBULE, THIS BRIGHT ENTRANCE HALLWAY GIVES ACCESS TO ALL APARTMENTS WITHIN THE PROPERTY. OAK EFFECT LAMINATE FLOORING.

LOUNGE 22' 1" x 12' 6" (6.74M x 3.80M)

SPACIOUS LOUNGE HAS WINDOWS ALONG THE FULL LENGTH ALLOWING NATURAL LIGHT INTO THE ROOM. AMPLE SPACE FOR DINING TABLE AND CHAIRS. OAK EFFECT LAMINATE FLOORING THROUGHOUT.

KITCHEN 12' 6" x 7' 10" (3.82M x 2.39M)

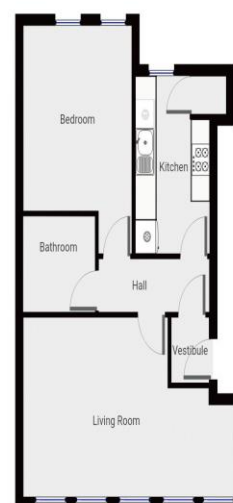
KITCHEN HAS AMPLE OAK EFFECT WALL AND BASE STORAGE UNITS, MARBLE EFFECT WORK SURFACES AND SPLASHBACK WALL TILING. INTEGRATED FRIDGE / FREEZER, DISHWASHER, GAS HOB, OVEN AND OVERHEAD EXTRACTOR HOOD. STORAGE CUPBOARD HOUSING BOILER. VELUX WINDOW.

BEDROOM 15' 11" x 11' 3" (4.85M x 3.43M)

GOOD SIZED BEDROOM WITH 3 VELUX WINDOWS. GREY CARPET.

BATHROOM 7' 3" x 6' 9" (2.22M x 2.07M)

THREE PIECE BATHROOM SUITE WITH OVERHEAD MIXER SHOWER UNIT, RIGID SHOWER SCREEN. BUILT-IN VANITY UNIT WITH DOWNLIGHTS. TOWEL RAIL. GREY MOSAIC EFFECT WALL TILING. DARK GREY FLOOR TILING.



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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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