



2/1 15 Preston Street, Glasgow

Offers Over £120,000



Shanta Residential are delighted to present to the market this excellent one bedroom tenement flat in the popular area of Govanhill, Glasgow. Accessed through a secure entry, the flat is found on the second floor. Upon entering the home, you are welcomed by a bright and spacious hallway, offering ample storage and access to all rooms. The living room is generously sized, featuring large bay windows that flood the space with natural light. Decorated in sage green tones and complemented by wooden flooring, the room exudes a cosy and relaxing atmosphere, whilst original tenement features add a touch of character and timeless charm. The shaker-style dining kitchen is a true standout feature of the home, striking balance between traditional and contemporary designs. It offers generous storage and ample preparation space, and is equipped with a gas hob for efficient cooking. There's also plenty of room for dining, making it an ideal space for both everyday living and entertaining. The double bedroom is beautifully presented, decorated in a neutral colour palette, fitted with plush carpeting for a warm and comfortable feel, and offers space for additional furnishings and storage solutions. Completing the property is the family shower room which consists of a walk-in shower, chrome fixtures and crisp white tiling.



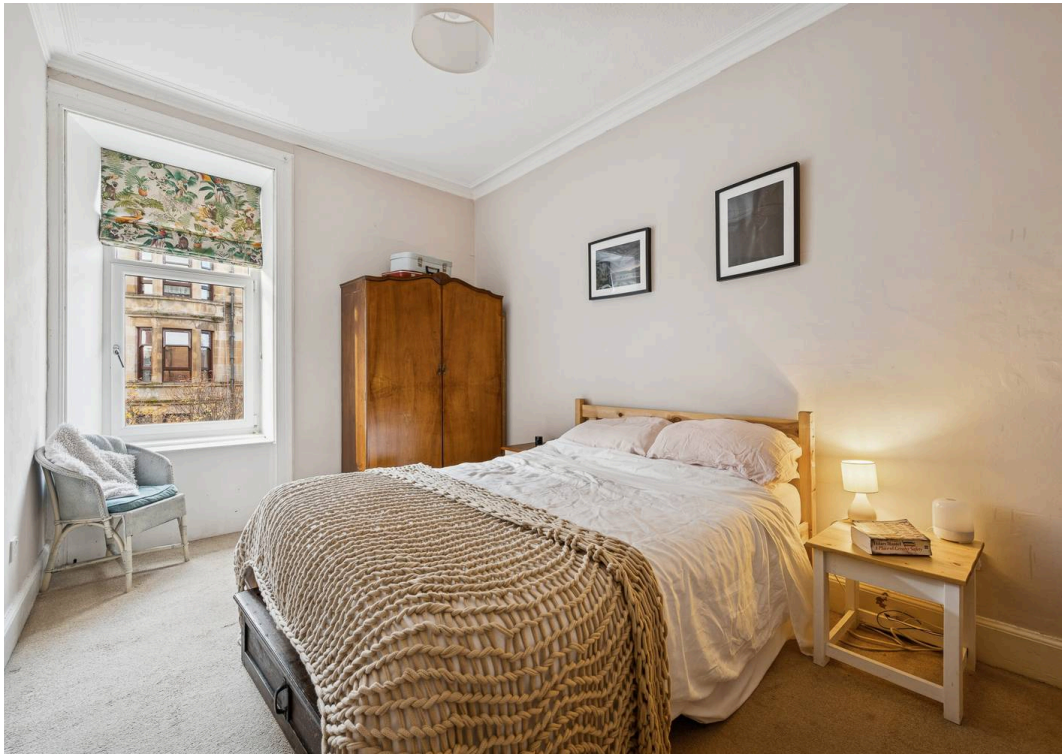
Council Tax band: B

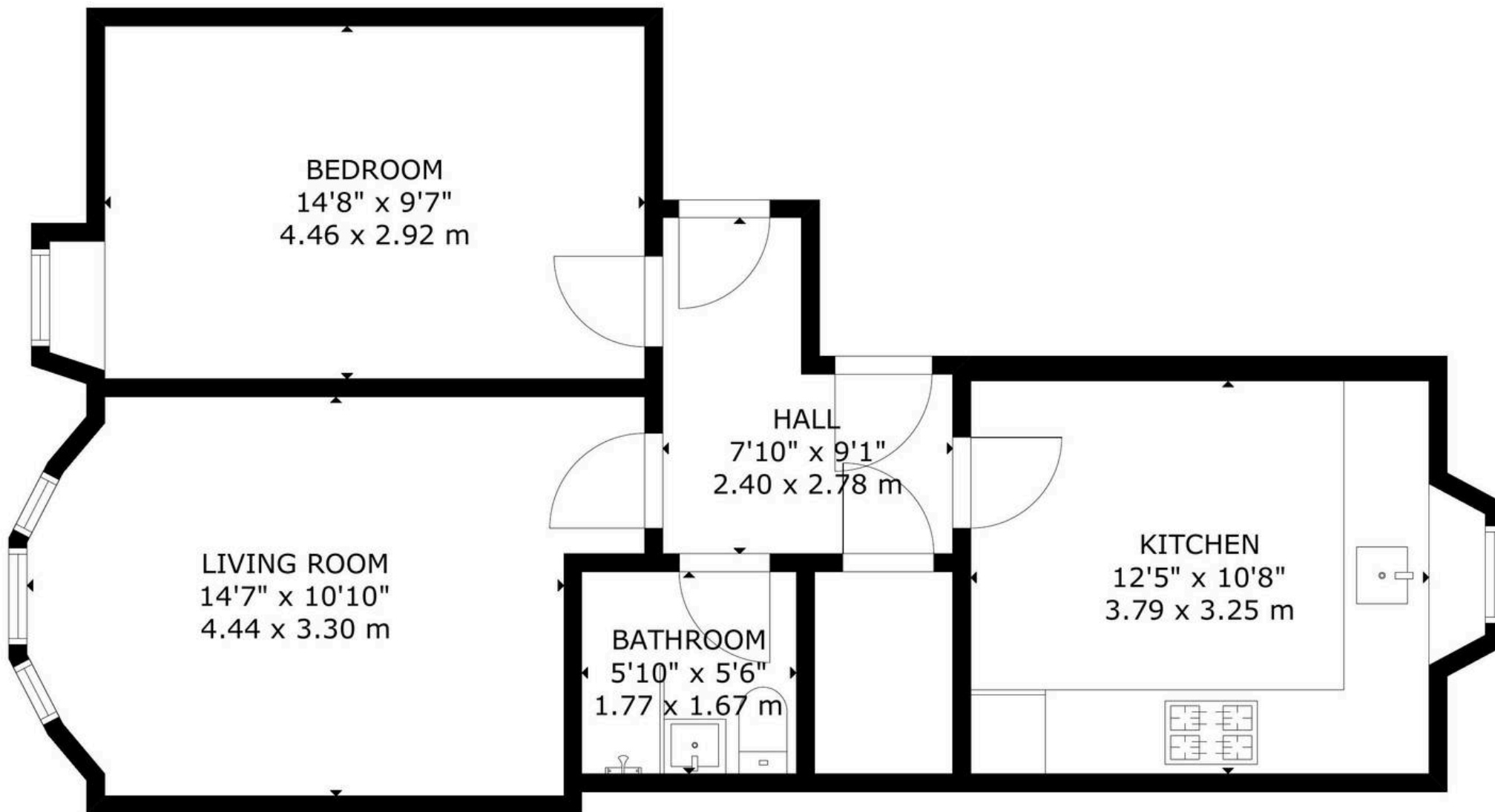
Tenure: Freehold

- One Bedroom
- Tenement Flat
- Second Floor
- Walk-in Condition
- Gas Central Heating
- Double Glazing
- Sought-after Location
- Excellent Transport Links

Preston Street is situated in Govanhill which has an impressive number of local amenities and transport links. These include independent shops, popular restaurants and the beautiful queens park nearby. As well as frequent bus and rail services, Govanhill is extremely well placed for commuting access to the M77 and M8.







FLOOR 1

GROSS INTERNAL AREA
TOTAL: 53 m²/571 sq ft
FLOOR 1: 53 m²/571 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY