



2/1, 63 West Graham  
Street, Garnethill  
Glasgow, G4 9LJ



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OFFERING AN EXCITING  
OPPORTUNITY FOR CASH BUYERS

## Summary

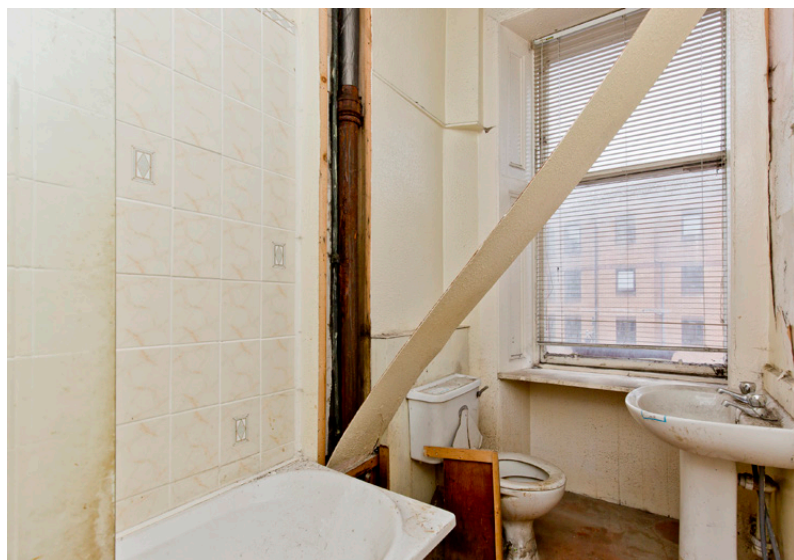
This second-floor flat forms part of a handsome, traditional red sandstone tenement in Glasgow's Garnethill area. It is in need of full refurbishment and provides a completely blank canvas for the new owner to create an attractive, modern city home to live in or sell on. The flat has two bedrooms, a spacious reception room, a kitchen, a box room, and a bathroom, and it lies enviably close to a wealth of amenities.



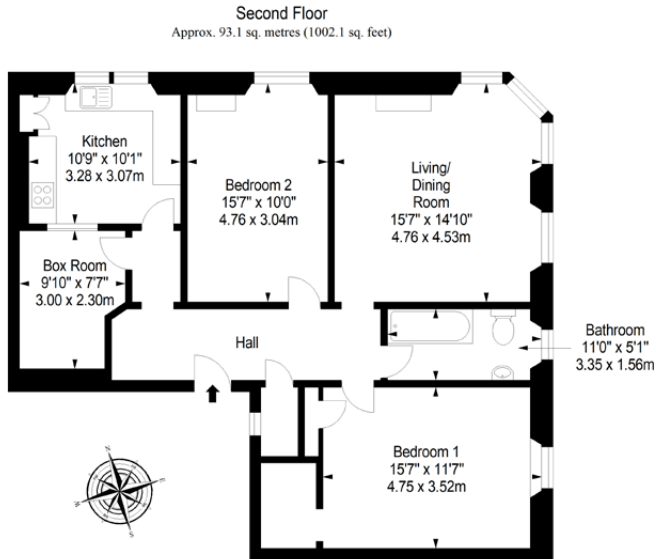
## Features

- Traditional second-floor flat in Garnethill
- **In need of full refurbishment**
- **Opportunity for cash buyers only**
- Ideal for rental investors
- Secure shared entrance and stairwell
- Large hall with built-in storage
- Generous triple-aspect living/dining room
- Good-sized kitchen with large windows
- Two spacious double bedrooms
- Versatile box room/study
- Bathroom with space for a modern three-piece suite





## Floorplan



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

Disclaimer: This property is being sold in its present condition and no warranty shall be given to any purchaser with regard to the existence or condition of the services, or any heating or other system within the property.

Council tax band - C

**Due to current condition a Home Report is not required**



# Watermans

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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ēspc rightmove  Zoopla.co.uk

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