



Charlotte Street | | Glasgow | G1 5DP

Offers Over £165,000

moving

ESTATE AGENTS

This is a beautifully upgraded modern flat on the fourth floor of the Monument development in Glasgow's Gallowgate and within walking distance of the City Centre, the Merchant City, Strathclyde University and Glasgow Green.

The flat has been completely renovated including new kitchen, bathroom and en-suite, and decoration throughout.

The building has a secure door entry system, elevator and well-maintained communal entrance foyer and stairwells. To the rear of the property are the beautifully landscaped enclosed gardens offering a pleasant aspect from both the rear bedroom and the lounge/dining area.

This flat sits on the fourth-floor position via bright landing with window light. The property has a welcoming L-shaped reception hall providing access to all rooms and to 3 recessed cupboards offering excellent storage space, one housing the boiler. There are 2 well-proportioned double bedrooms, one to the rear of the property and the other to the front, both newly carpeted and decorated with fitted wardrobes. Bedroom one (to the rear) has aspects over the resident's gardens and a newly appointed en-suite shower room with walk-in shower, sink and WC. Bedroom two to the front has fantastic views across Glasgow's cityscape.

The upgraded bathroom has a three-piece suite in white, shower over bath, heated towel rail and complementary marble effect wet wall and white mosaic tiling.

There is a fabulous open plan lounge dining kitchen room which offers a fresh contemporary living style. The new modern kitchen has white wall and floor units with grey worktop and splashback. This property is further enhanced with Double Glazing, Gas Central Heating and new flooring throughout.

This apartment enjoys a central position close to a host of amenities in Glasgow City Centre and the Merchant City. It is close to public transport and both bus & rail providing regular services across the city and surrounding areas. Strathclyde University also lies a short distance away.

Viewing is highly recommended.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly too scale.

Please refer to the sellers commissioned professional Home Report for further information. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity supplier, planning proposals and any associated risks to the property can be found here.

