



Argyle Street | | Glasgow | G3 8ND

Offers Over £150,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Argyle Street.

An immediately impressive traditional B Listed blond sandstone fronted, one-bedroom, first-floor flat in need of a degree of modernisation.

- Lounge  
13 x 14
- Bedroom  
16 x 10
- Hall  
8 x 7
- Dining kitchen  
12 x 11
- Bathroom  
6 x 5
- Box Room  
7 x 8
- Box Room  
8 x 6

**Property Description**  
This fantastic first-floor flat in the West End area of Glasgow offers excellent accommodation all on one level.

From the secure entry door of the block, you enter the communal hallway, taking the stairs to arrive at the flat on the first floor. When you enter the flat into the reception hall, you will have access to all rooms. To the front of the property is the bright and spacious lounge benefitting from two large picture windows that give lots of natural light due to the open view. The kitchen is to the rear of the property and in need of upgrading and has a range of floor and wall-mounted units with contrasting worktops, just off the kitchen is a small box room. The bedroom sits at the front of the property. Completing the property, just off the hall, is another boxroom and bathroom which has a three-piece suite with shower over bath.

The property further benefits from Gas Central Heating, Double Glazing to the front, single glazing to the rear and enclosed well-kept communal rear grounds.

Argyle Street is well situated with excellent transport links giving access to the City Centre, with Kelvinhall subway station being less than a ten-minute walk and the Clyde tunnel is a short car journey from the flat. The property is within easy reach of the University of Glasgow as well as the wide selection of shops and local amenities on Great Western Road, Dumbarton Road and Byres Road.

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 point and our floor plans may not be exactly to scale.

Sold as seen. Your attention is drawn to the fact that we have been unable to confirm whether certain items included in the sale of the property and are in full working order.

SELL YOUR HOME  
TODAY!

MOVING  
ESTATE AGENTS

Alex and our team work consultatively with you, we will achieve the best price possible for your sale - but we are also committed to be there with you - step by step throughout the entire process.

**Offering you:**

- Selling 200 + Properties per annum
- Free Property Valuations
- Excellent Marketing
- Financial Services
- Always available for you

0141 334 7000

GROUND FLOOR



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