



1/2 11 ESMOND STREET
YORKHILL

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1 | BEDROOM

1 | BATHROOM

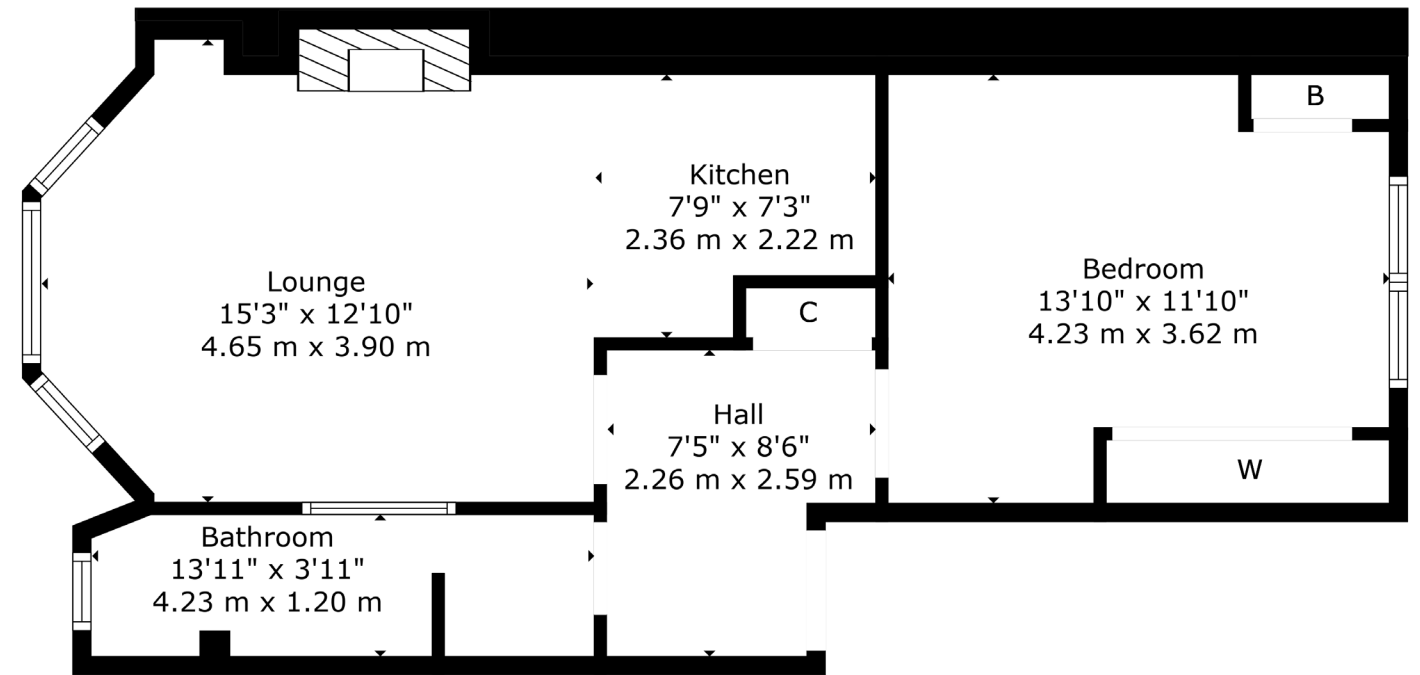
1 | PUBLIC ROOM

1/2 11 Esmond Street is a fantastic one bedroom, first floor tenement flat, that has been beautifully decorated and maintained by the current owner, located in the highly sought after Yorkhill area.

Entrance to the building is via a residents'-controlled entry system, leading into a well-maintained communal hall. The internal accommodation comprises; welcoming reception hallway with storage off, spacious bay windowed lounge with feature fireplace and open plan kitchen, boasting a range of base and wall mounted units and breakfast bar. There is a large double bedroom to the rear, offering ample space for free-standing storage, and finally, a modern galley style bathroom with three-piece suite and shower over bath completes the accommodation on offer.

The flat has gas central heating, Hive heating system and boiler installed in 2021, double glazing throughout installed in 2020, secure entry system and communal rear gardens.





The Yorkhill district is ideally located close to a wealth of local amenities/transport links and is just off Argyle Street and the Finnieston area. There are excellent local bars and restaurants including The Ox & Finch, The Gannet, Six by Nico, Kelvingrove Café, The Butcher Shop Bar & Grill, The Crab Shakk and The Finnieston. There is modern housing, office, retail, leisure and arts & culture developments, including the famous Kelvingrove Art Galleries and Riverside Museum.

There are also excellent road networks linking to the City Centre, M8 and the Kingston Bridge for Glasgow's International Airport. The property is well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

WE5223 | Sat Nav: 11 Esmond Street, Yorkhill, Glasgow, G3 8SN

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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