



Flat 2/1 Block 1, 490 Argyle Street, Glasgow G2 8AJ

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Situation

Argyle Street is centrally located for the City Centre, business districts, Merchant City and West End amenities including Glasgow University, Botanic Gardens and Kelvingrove Park & Art Galleries, this property is conveniently located for easy access to all the city has to offer.

The area surrounding the development offers a range of amenities and is in close proximity to the SECC, Clyde Auditorium, the Hydro and Nuffield Health & Fitness Club. The 'Squinty' Arc Bridge links the north bank of the river Clyde to the south bank at Pacific Quay where the BBC and the SMG are headquartered. Argyle Street offers a range of popular bars and restaurants as well as a selection of local shops and supermarkets.

Excellent access to main arterial road networks (M8 / M77 & Clyde tunnel) & regular bus, Underground (St Georges Cross) & rail links (Charing Cross) for commuter access.











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Property Description

A well presented two bedroom modern second floor flat, with an allocated parking space, located within the ever popular St. Vincent Street close to numerous local amenities and transport links.

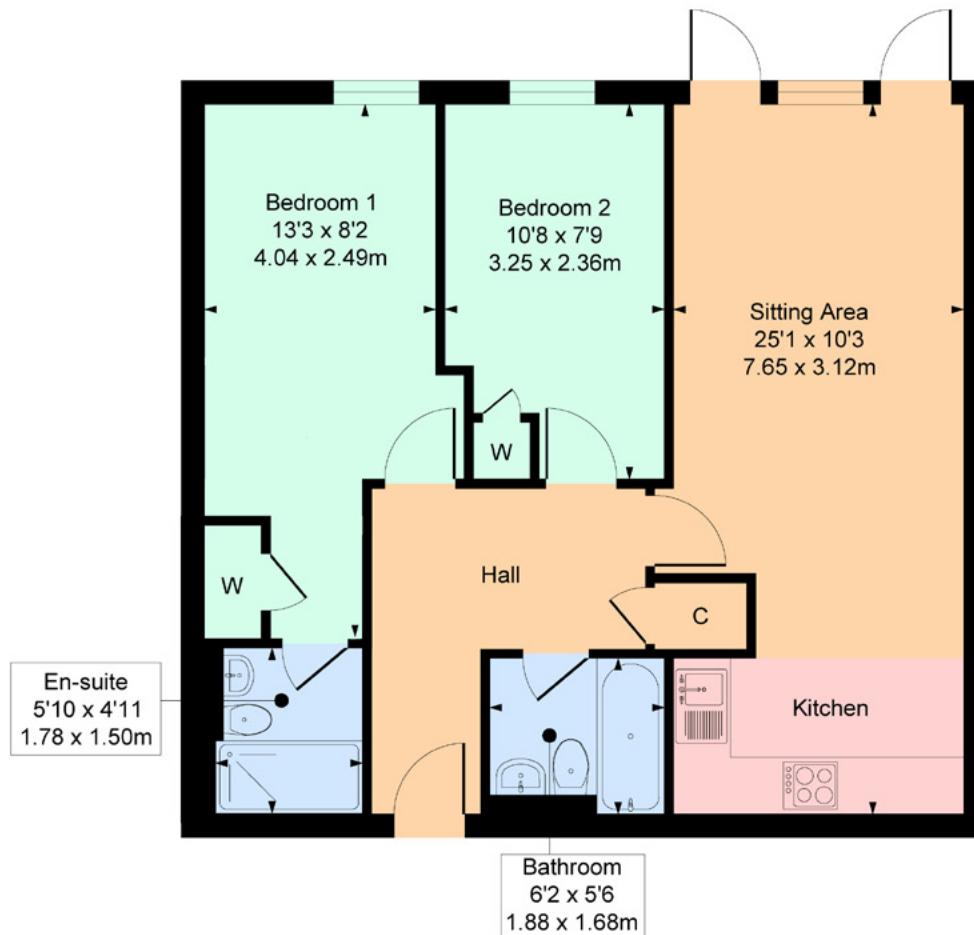
Internally the complete accommodation comprises:

Entrance vestibule. Reception hallway with storage cupboard. Bright sitting room on an open plan layout to the kitchen. The kitchen has a range of floor and wall mounted cabinets and coordinated worktops. Two double bedrooms, bedroom one with an ensuite shower room. The bathroom with a three piece suite completes the accommodation.

The property is further complimented by electric heating, double glazing, security door entry, lift access and an allocated parking space.

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Approximate Gross Internal Area
673 sq ft - 62.52 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band E

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, and electricity. Electric central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

3418

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