

0/1 64 Westmoreland Street

GLASGOW, G42 8LQ



*2 BEDROOM PROPERTY WITH HUGE
POTENTIAL FOR INVESTMENT*



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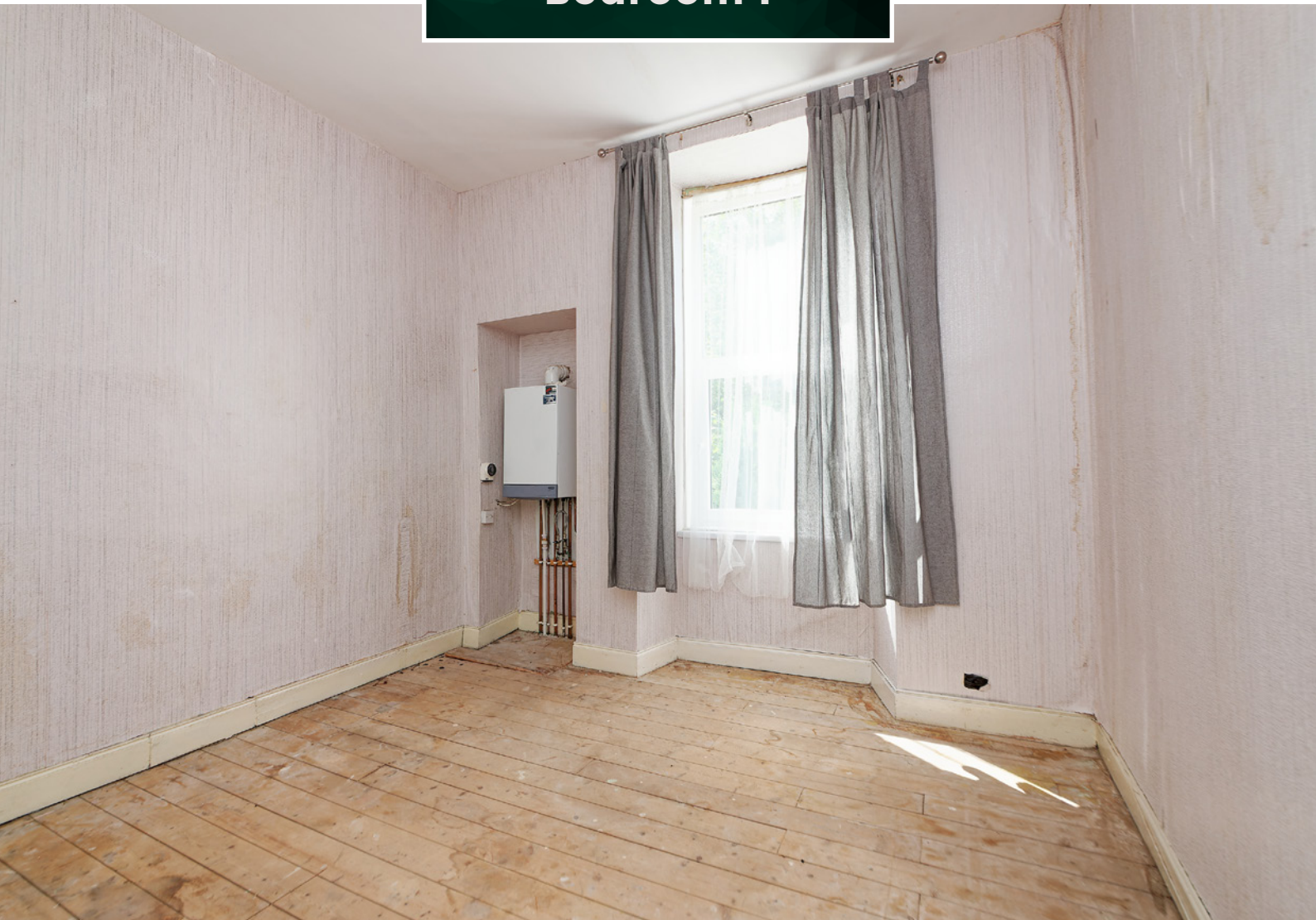
This two-bedroom ground floor flat, while in need of modernisation, presents a promising investment opportunity. With renovation, the property has the potential to achieve significant financial returns or be transformed into a desirable residence. The flat features a spacious, naturally lit lounge area and two generously sized bedrooms. Externally, the property benefits from well-maintained communal gardens at the rear, which include bin storage and drying facilities.





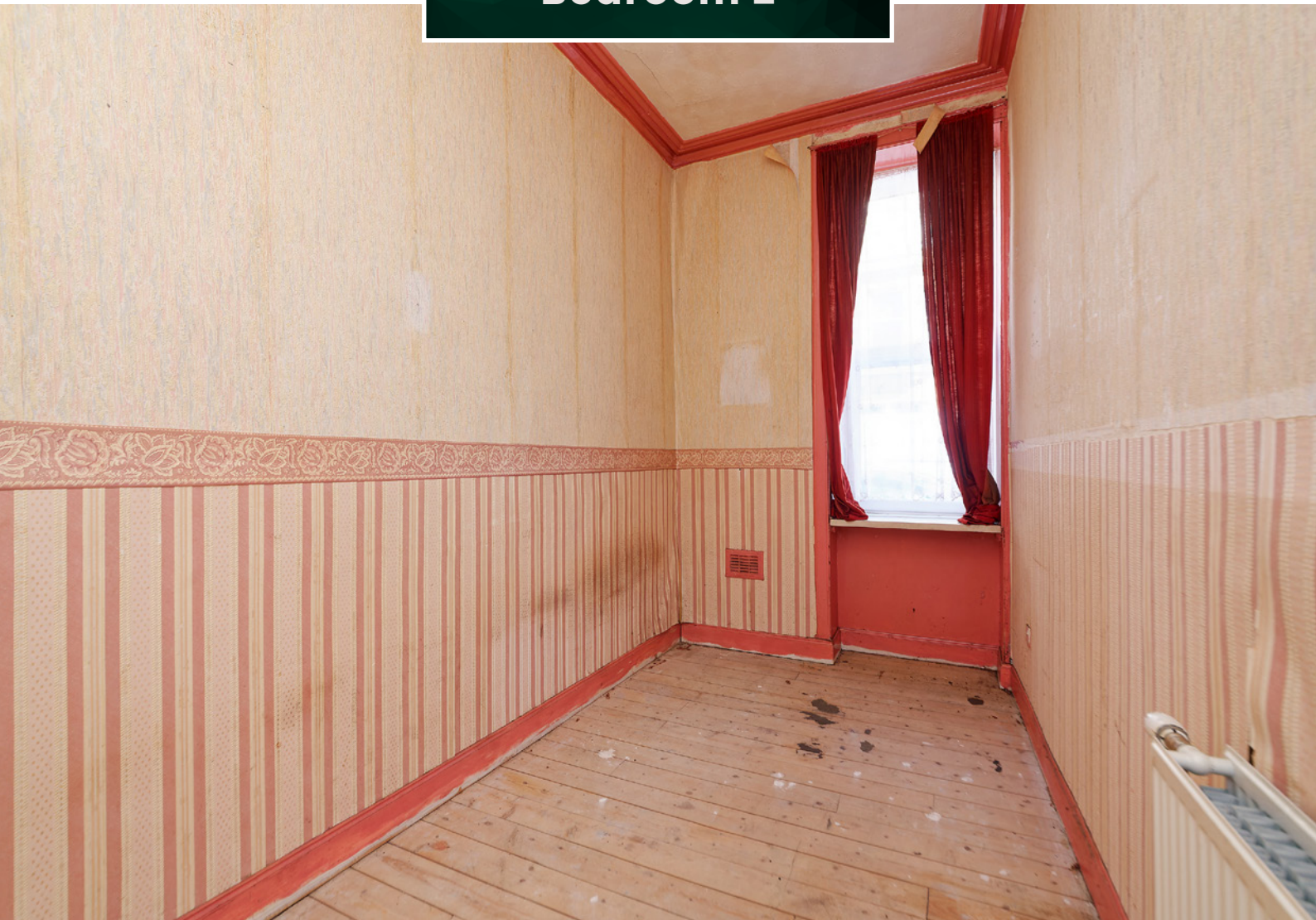


Bedroom 1

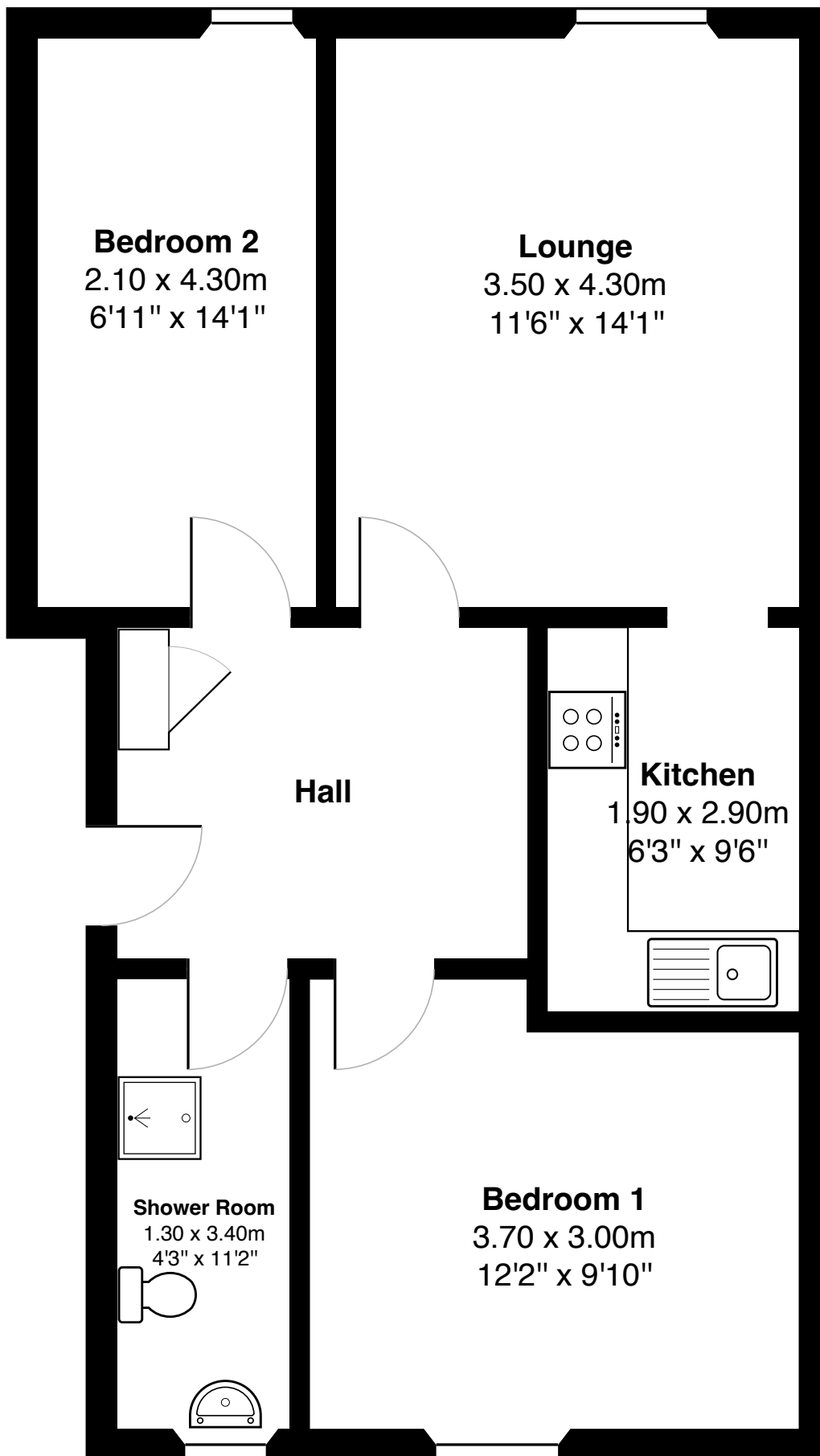




Bedroom 2







Gross internal floor area (m²): 58m²

EPC Rating: C

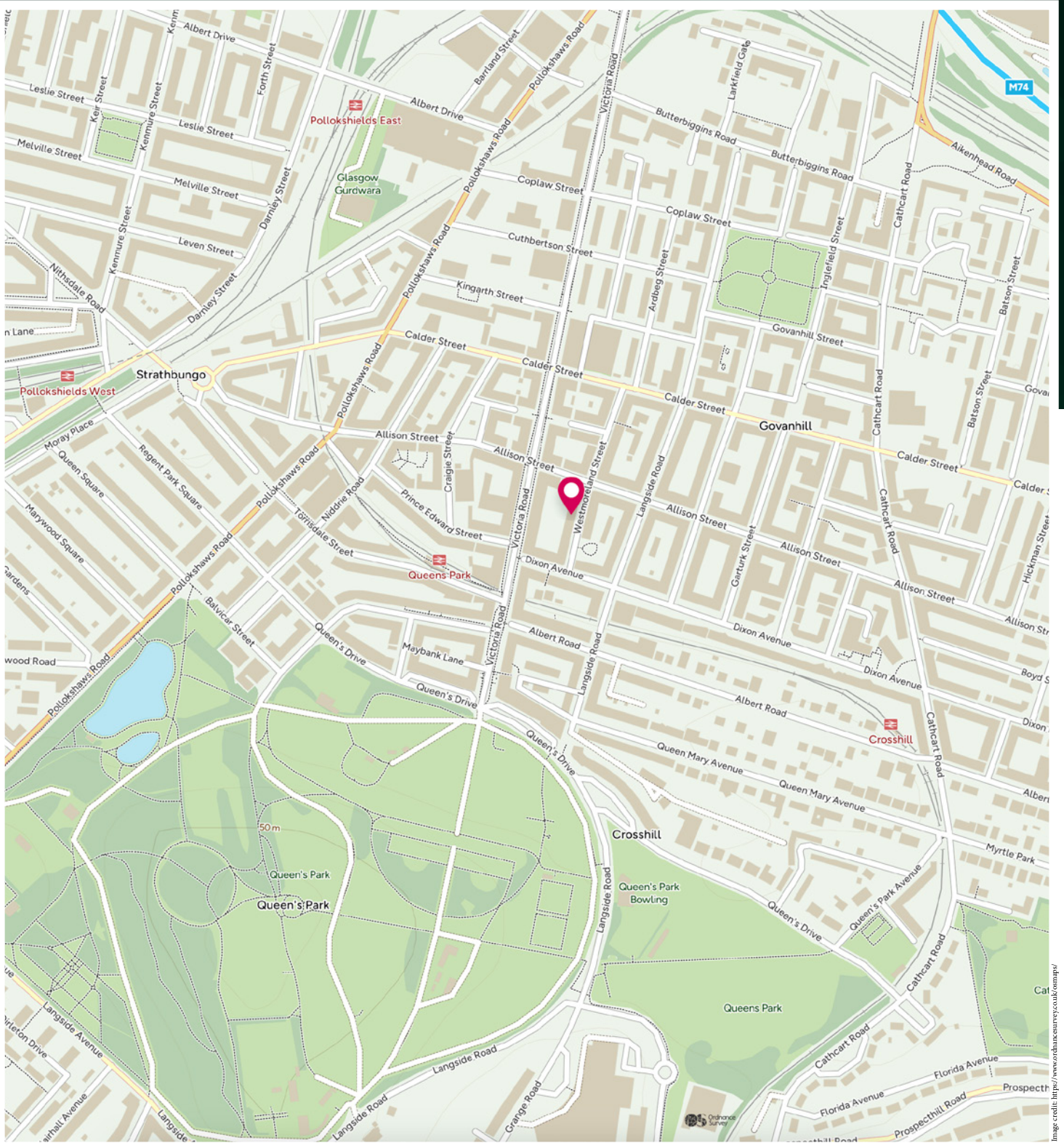




Situated in a prime and central location, this property is ideally positioned to take advantage of a wide array of local amenities available on nearby Allison Street and Calder Street, including various shops and convenience stores. For a broader selection, Victoria Road and Pollokshaws Road are just a short walk away, while Shawlands is also within easy reach, offering an extensive range of shops,



supermarkets, recreational facilities, bars, and restaurants. The area is well-served by frequent public transport links, ensuring quick access to Glasgow City Centre and the Central Belt. Additionally, the M8 motorway network is easily accessible, providing direct connections to the Central Belt and Glasgow Airport. Established primary and secondary schools are also available in the vicinity.



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