





Drygate  
Glasgow  
G4 0XY

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## Offers Over £85,000

An attractive and well presented one bedroom flat situated in a quiet area in central location within walking distance of city centre and Strathclyde University..

This spacious property is within a purpose-built development and accessed via well presented close and staircase and has an elevated second floor position which provides a really nice open outlook.

Surround the building there are pavements and walkways and the rear area has a lovely open plan lawn with mature trees.

Internally the apartment offers excellent layout of accommodation with great storage space, bright main lounge and a very nice private balcony at the front.

The full accommodation comprises entrance hallway with walk-in storage cupboard to one side, main lounge/living room with picture window to the front and space at the far side for the dining table if required with further door at the far side which opens onto a sheltered private balcony area.



Home Report Valuation  
£90,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP780123  
Postcode: G4 0XY

Council Tax Band A

EPC Rating C



The kitchen has range of floor and most storage units with integrated appliances recessed areas for free standing appliances and a couple of original build in storage cupboards.

The double bedroom is a great size and has fitted wardrobe along one wall and then a second door opening into large walk-in storage cupboard.



The bathroom has a white three piece suite comprising panel bath with shower and curtain, wash handbasin and w.c..

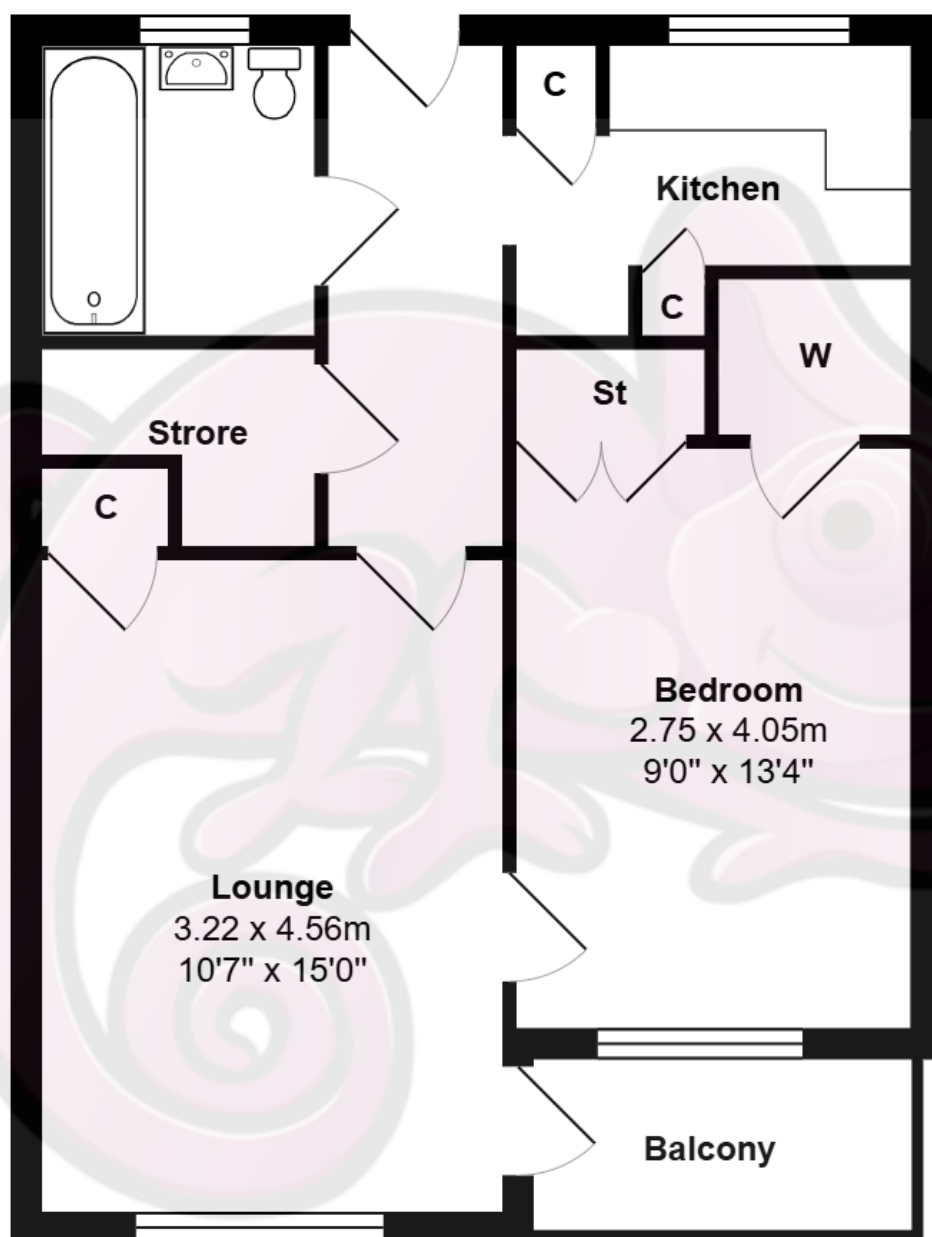
The property is heated with electric central heating.

This apartment would make an excellent first home or a great flat for a student studying in Glasgow and is in good decorative order so ready to move into. The area is also popular for buy to let investors and again would give a great yield and have excellent occupancy.



## Vendor Comments

*This has been a really great flat as is such a handy location and so close to the city centre.*



Total Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Location

Drygate sits just south of Glasgow Cathedral, the City Necropolis and Glasgow Royal Infirmary. The wide open spaces of Glasgow Green are also nearby as is Strathclyde University Campus. There are excellent transport links in the immediate area including bus & train services and easy access to the M8 and the central belt motorway network. On street parking is available with Resident Parking Permits available by application.





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