



PROPERTY
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West Princes Street
Glasgow
G4 9BP

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Offers Over £255,000

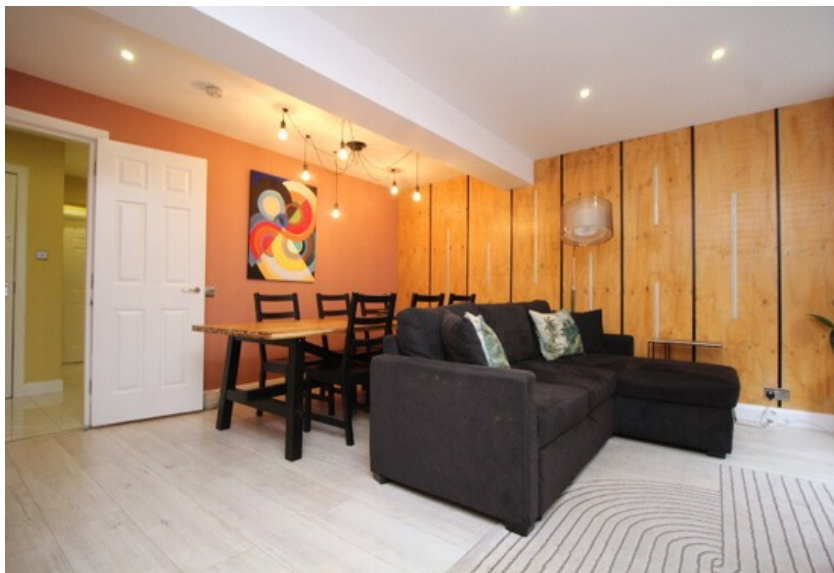
This exceptional two bedroom Ground Floor Garden Flat is in stunning condition throughout and internal viewing is highly recommended.

The apartment is situated within a very well maintained Edwardian building with attractive original wrought iron balustrade and stairs leading down to the private front entrance.

At the front, the sheltered area gives access to the main door and adjacent to this is a lovely open sitting area which has been landscaped and provides a sheltered space to sit.

This apartment has a fantastic layout of rooms with a lovely flow and fresh decoration throughout. There has been a lot of care and thought gone into the refurbishment of this property with some impressive touches including clever use of lighting, lowered ceiling in the bathroom and a lovely feature wall in the rear bedroom.

The accommodation comprises tiled entrance hallway which features a walk-in cupboard at one side and adjacent to this a beautifully finished downstairs cloakroom which is tiled and has a neat modern suite.



Home Report Valuation
£275,000

www.packdetails.com

Council Tax Band D

EPC Rating C



A door from here leads to a further rear hallway area which again is tasteful decorated and also has a door leading directly to the communal close with door to the rear garden.

Modern fitted breakfasting style kitchen with white floor and wall storage units in an L- shaped arrangement including integrated appliances, sink and drainer and clever use of lighting.

At the rear there is a lovely double bedroom with feature wall, window to the rear and fitted wardrobe which also houses the central heating boiler.



Main bathroom with lovely white three piece suite comprising wash hand basin with storage drawers, separate w.c. panelled shower bath with shower head and glass screen. Lowered central ceiling with peripheral lighting, impressive tiling and wall mounted feature mirror.

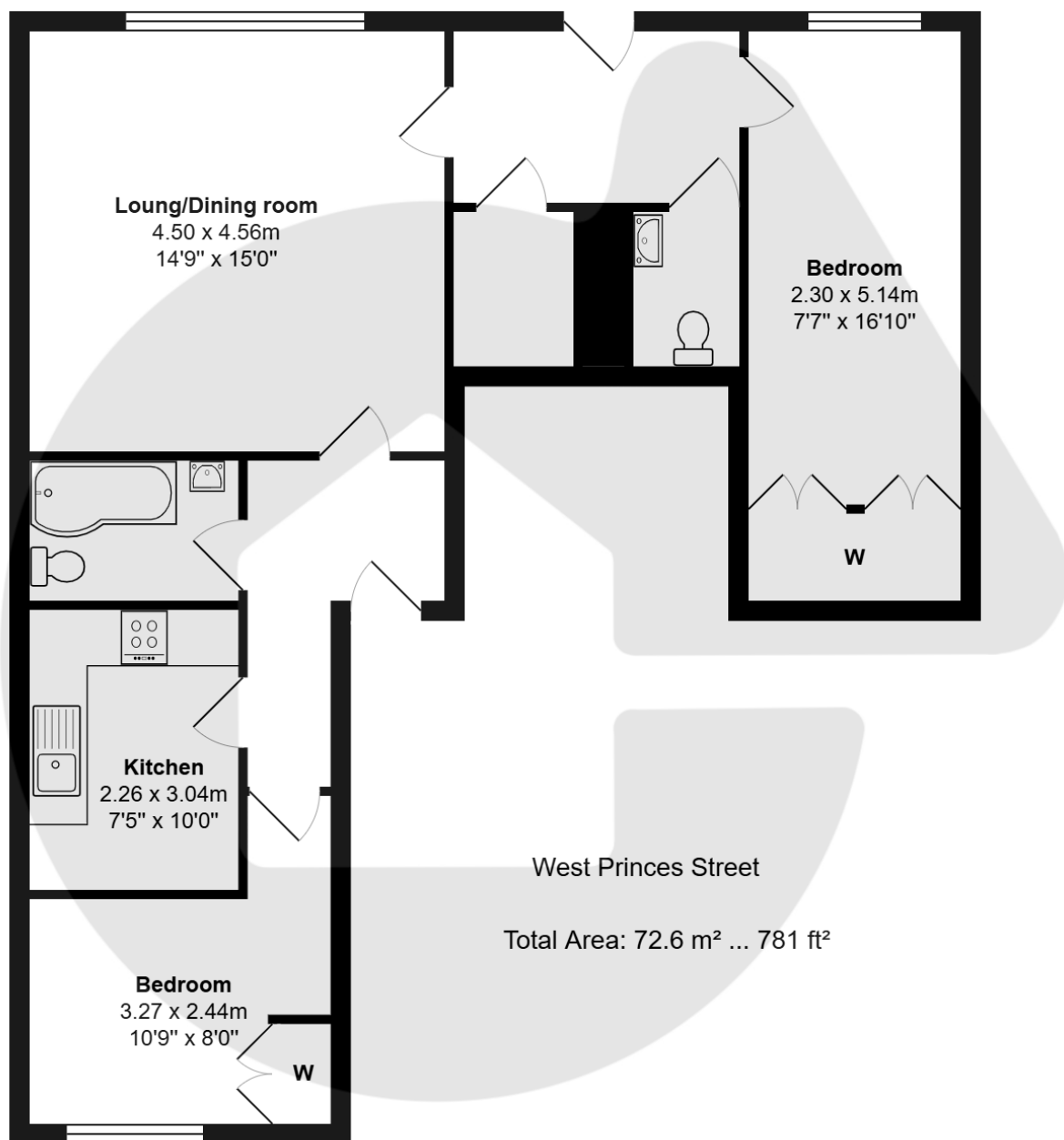
The second double bedroom is situated just off the main entrance and is very large comprising window to the front and the far side are full width built in wardrobes.



The property further benefits from Gas central heating, fresh decoration and has all carpets and appliances included in the purchase place.

Vendor Comments

This has been an excellent flat as in such a popular location close to local amenities and the city centre.



All measurements are approximate and for display purposes only

Location

Located off St Georges Road, West Princes Street, which is predominantly one-way for vehicles, is well placed close to the local amenities of Charing Cross as well as having ease of access to the city centre as well as to the West End. There is ease of access to the M8, which ideal for those who commute. St Georges Underground Station is also nearby.





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