



PROPERTY
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Argyle Street
Glasgow
G3 8LZ

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Offers Over £215,000

A beautifully presented fourth floor 2 bedroom flat which is in a much sought after location in the heart of Finnieston and therefore close to an excellent range of amenities..

The building itself has a most appealing blonde sandstone exterior with access through a security controlled entrance which leads to common reception area where there are stairs and lifts providing access to all levels.

Electric gates to the side allow access to residents parking in which this apartment has one allocated space.

Internally the accommodation offers bright, spacious apartments and has the added benefit of windows in each of the rooms including the lounge which also has a French door opening onto the private decked balcony area.

Internally the apartment is in good order throughout and comprises entrance hallway with two excellent storage cupboards, main lounge living room which is a great size and has the feature window and door at the rear giving access to the private balcony.



Home Report Valuation
£240,000

www.onesurvey.org

Council Tax Band E

EPC Rating B



At the far side of the lounge and semi open plan is a well fitted modern kitchen with a range of storage units in built and integrated appliances including gas hob, oven and hood and ample worktop surface area on three sides.

The main double bedroom has a window to the rear, built and fitted wardrobes and space for free standing furniture as required. At the far end the door opens to a modern en suite shower room comprising shower stall, wash hand basin and WC.



The second bedroom is also a great size and has window at the rear with space for additional units and a storage cupboard at the far side.

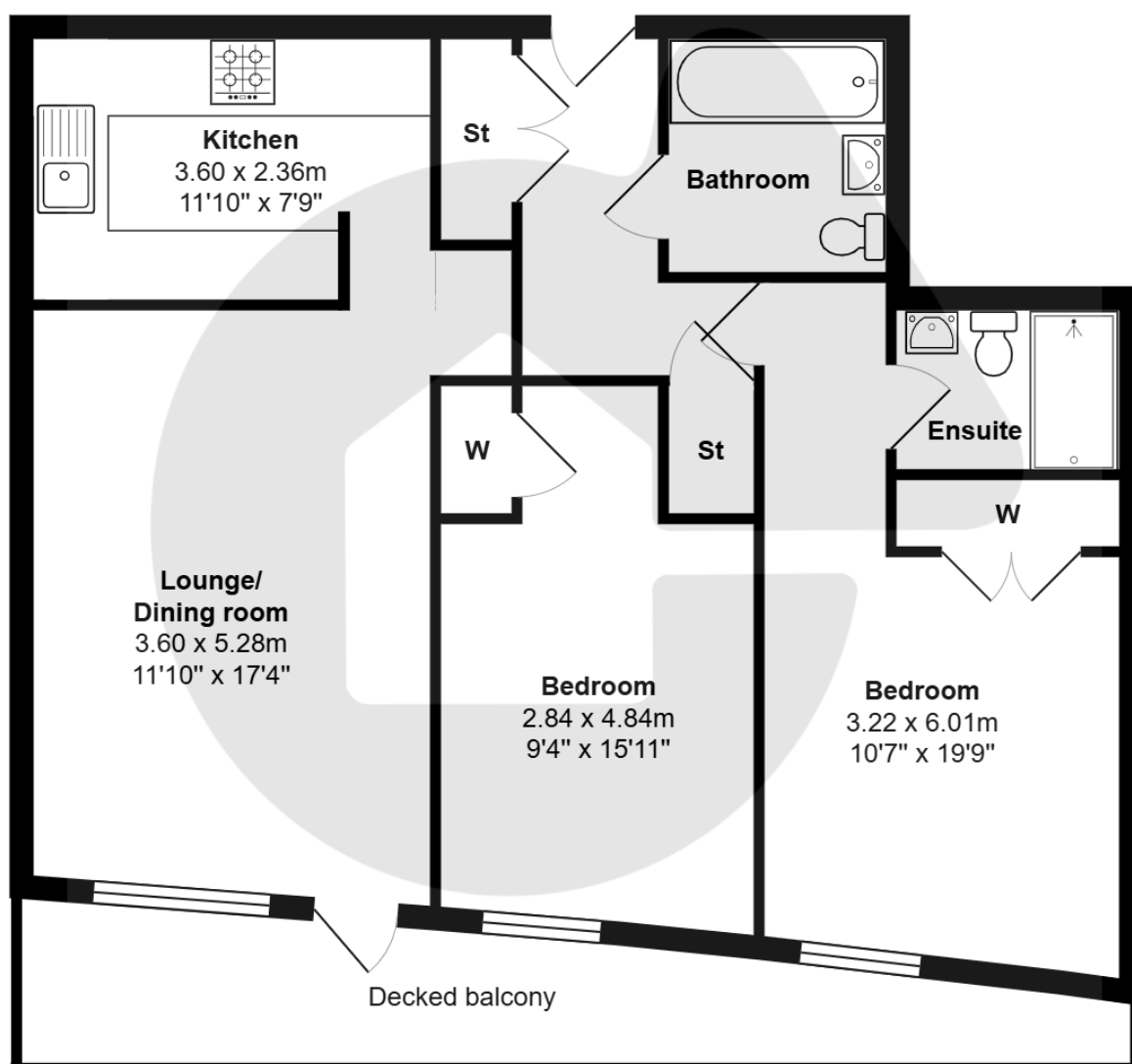
There is a full bathroom with three-piece suite comprising panel bath wall mounted mains shower with glass screen. Wash hand basin and a WC.

The property further benefits from gas central heating double glazing and is in good decorative order throughout.



Vendor Comments

This has been a great flat as was ideal when my son was at the local University. Such a nice location and the balcony is a real bonus.



Total Area: 73.7 m² ... 794 ft²

All measurements are approximate and for display purposes only

Location

The location is ideal for access amenities Being right on the doorstep of Argyle Street where there are an abundance of shop, bars and restaurants as well as convenient links to the city centre. The SEC and train station are both within walking distance as are a variety of leisure clubs and the OVO Hydro.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

