

Flat 5, 106 Buccleuch Street G3 6QR



Regent Property are proud to present to the market this outstanding 1 bedroom flat in ideal City Centre location with private parking and tranquil gardens.

KEY FEATURES

- Prime address in City Centre
- Private allocated parking space
- Peaceful, leafy outlook over gardens
- Fantastic transport links
- Spacious double bedroom
- Ample storage
- Excellent local amenities
- Secure entry system

OFFERS OVER £149,000



Situated on Buccleuch Street, in the highly desirable Garnethill district of Glasgow, this beautifully presented one-bedroom flat combines the convenience of city living with the tranquillity of a quiet residential pocket. Just moments from the bustle of Sauchiehall Street and the City Centre, yet tucked away in a calm and leafy setting, the property offers an enviable lifestyle for first-time buyers, young professionals, or investors alike.

The flat extends to around 47 sq. m. and is beautifully presented in fresh, neutral tones throughout, whilst benefitting from a peaceful position to the rear of the building, overlooking the shared gardens. Upon entering the property, you are met with a welcoming entrance hallway with large integrated storage cupboard and leading to the rest of the rooms:

At its heart is a generous living and dining room, bathed in natural light from a large window with leafy outlook, enhancing its bright and airy feel. With ample room for both sitting and dining, it provides the ideal setting for entertaining friends or simply relaxing at home. Its fresh, neutral décor offers a versatile backdrop, ready to suit a variety of personal styles.

Partially open to the lounge is the cleverly designed and contemporary kitchen, creating a modern and practical layout. Well equipped with fitted units, ample worktop space and integrated appliances (washing machine, dishwasher, fridge & freezer), it combines functionality with style, making it an attractive and efficient space for cooking.

The bedroom is well proportioned, with fitted wardrobe and ample space for free-standing furniture alongside double bed and also benefitting from a wide window offering views over the gardens, creating a tranquil atmosphere despite the central location. The soft, neutral décor makes it easy to personalise to taste and provides the perfect retreat at the end of the day.

The bathroom is smartly presented with white three-piece suite with shower over bath. Sleek tiling and a simple finish give the room a modern feel, while its practical layout makes it easy to maintain.

The property is located within a well-appointed red facing brick development of one- and two-bedroom apartments which are tucked away in a leafy plot. There is a resident's car park in which the property has a private, allocated space. Entry into the building is via a secure door with buzzer access for visitors.

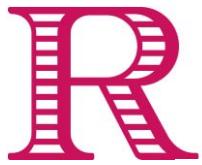
Location wise, the property is located in a fantastic central position at the North-Western edge of Glasgow's bustling City Centre. Garnethill is one of Glasgow's most characterful neighbourhoods, known for its peaceful streets, green spaces, and artistic heritage. The property enjoys a quiet position overlooking mature greenery, while still being just a short stroll from Glasgow's renowned School of Art, the Royal Conservatoire of Scotland, and both Strathclyde and Caledonian Universities.

For shopping, dining, and entertainment, Sauchiehall Street, Buchanan Street, and the West End are all within easy walking distance. Nearby Cowcaddens Underground Station and frequent bus services provide excellent public transport options, whilst the M8 motorway is close at hand for quick access across the Central Belt.

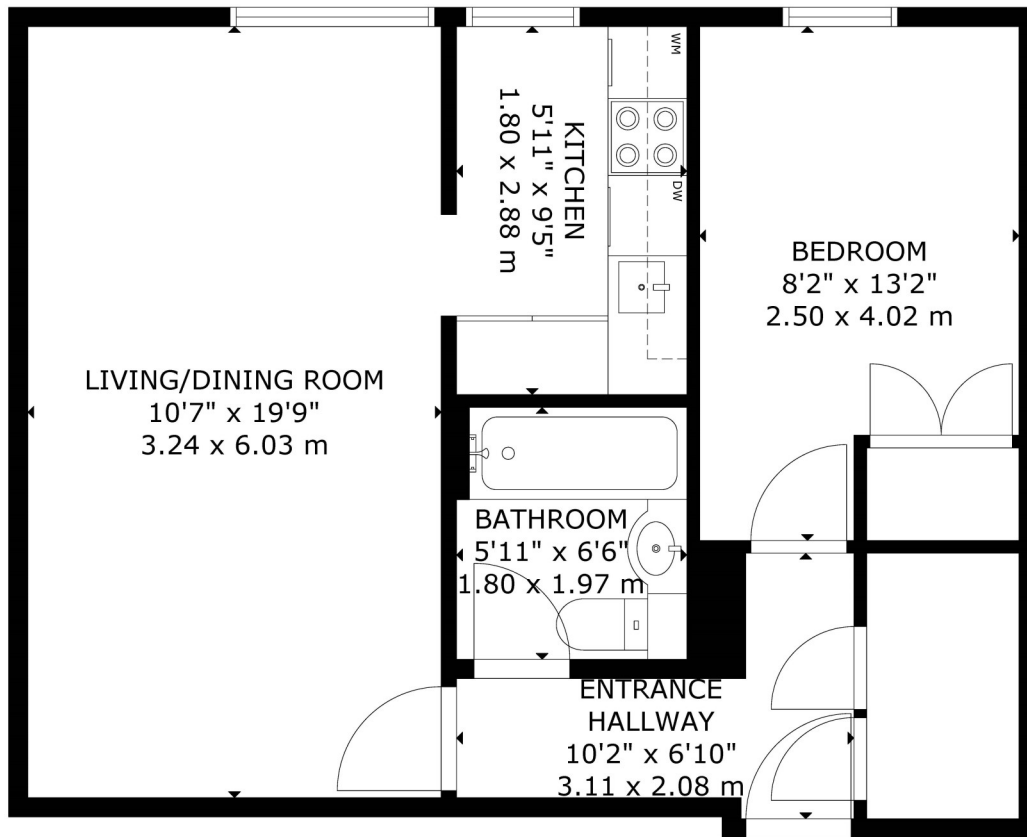
This flat offers the perfect balance: a tranquil home base in a central city location - the best of both worlds- and is sure to appeal to a range of potential purchasers. Early viewing is highly recommended to avoid disappointment.

Council Tax: C EPC Rating: C

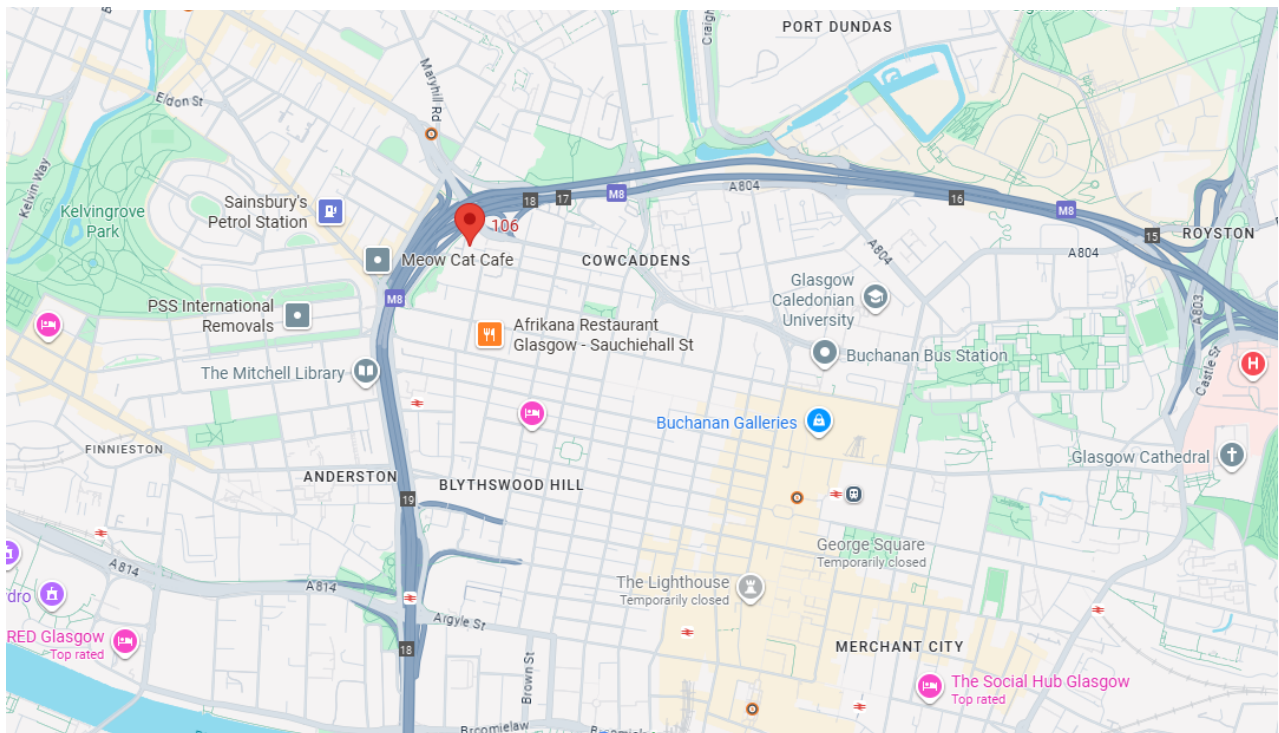




REGENT
PROPERTY
GLASGOW



GROSS INTERNAL AREA
TOTAL: 47 m²/508 sq ft
FLOOR 1: 47 m²/508 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



This brochure is for illustration purposes only. Measurements and dimensions are approximate. Please refer to the Home Report for a condition report of the property. The terms in this brochure are not warranted and do not constitute an offer to sell.