



RESIDENCE

4/16 42 West Graham Street, Glasgow, G4 9LH

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This sizeable three bedroom apartment requires a degree of cosmetic enhancement and should appeal to a variety of purchasers including buy to let and developers and is located within the Cowcaddens area of Glasgow.

West Graham Street is just minutes from Cowcaddens underground station, the M8 motorway and all the amenities within Glasgow's city centre, making the location ideal for those who work and commute throughout the central belt. The property is also within a short distance of many of Glasgow's further education facilities, making this an ideal base for students also.

Accessed via a secure door entry system it is possible to access all levels by either lift or stairs. Internally the property offers well proportioned living space however requires a degree of cosmetic enhancement throughout. The accommodation extends to; welcoming entrance hallway with storage cupboard off, three bedrooms with master en suite, a tiled bathroom with evidence of non progressive/historic water damage, a large lounge/dining room leading to the fitted kitchen which also has evidence of historic/non progressive water damage.

PLEASE NOTE: The property is SOLD AS SEEN and no warranty shall be provided & viewings are strictly limited to daylight hours.



839.00 sq ft | EER = C



RESIDENCE



Viewing by appointment with Residence Hamilton
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Dalhousie Court



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.