Sixth Floor Flat
6/6 Simpson Heights, 48 Drygate, Glasgow, G4 0XU
Offers Over £85,000

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Description

This beautifully presented two bedroom flat forms part of Simpson Heights, Drygate and offers superb city centre living. The building has a secure buzzer entry system, communal foyer, elevators and Concierge Service. Externally there are neatly tended landscaped grounds and seating areas. This property is found on the sixth floor.

This stylish flat boasts many appealing features which include the contemporary decor, lovely hardwood flooring in the hallway and lounge, excellent storage space and beautifully appointed kitchen and bathroom.

The reception hall welcomes you in and leads to all the main rooms and to two storage cupboards, one of which is remarkably large. Bedroom one is an excellent sized double with window formation overlooking the enclosed balcony. The second bedroom is a single and has a fitted cupboard which affords useful storage space.

A doorway at the far end of the hallway leads to the lounge which is a most comfortable reception room. The focal point is a wall mounted electric fireplace which has remote control operation. A broad window formation lends plenty of natural light to this room and a door leads to the enclosed sun balcony which provides another lovely seating area. The kitchen is accessed from the lounge and as noted is beautifully appointed. The high gloss units compliment the attractive worktops and breakfast bar. There is space for a free standing fridge freezer, cooker and washing machine. The bathroom is also in pristine condition, the modern suite and wall tiling contrasting with the black floor tiling. There is an over bath electric shower unit and bi-folding screen. A slim window formation allows natural light in.

The windows of this property are double glazed and there are modern wall mounted electric storage heaters renewed circa 2023.

Drygate enjoys a fantastic city centre position just to the north of Glasgow's Merchant City and just south of Glasgow Cathedral, the City Necropolis and Glasgow Royal Infirmary. The University of Strathclyde and Glasgow Caledonian University are within walking distance. High Street Train Station operates regular services and there are local bus routes close at hand. Commuters also have easy access to the M8 and the central belt motorway network.

Lowther Homes: Quarterly charges- 1.10.26- 31.12.26: £403.10 CASH PURCHASE ONLY

Room Dimensions

Reception hall	5.23 m x 1.55 m / 17'2" x 5'1"
Lounge	5.11 m x 2.97 m / 16'9" x 9'9"
Kitchen	3.99 m x 2.16 m / 13'1" x 7'1"
Bedroom 1	3.05 m x 3.56 m / 10'0" x 11'8"
Bedroom 2	3.99 m x 1.80 m / 13'1" x 5'11"
Bathroom	1.65 m x 1.91 m / 5'5" x 6'3"

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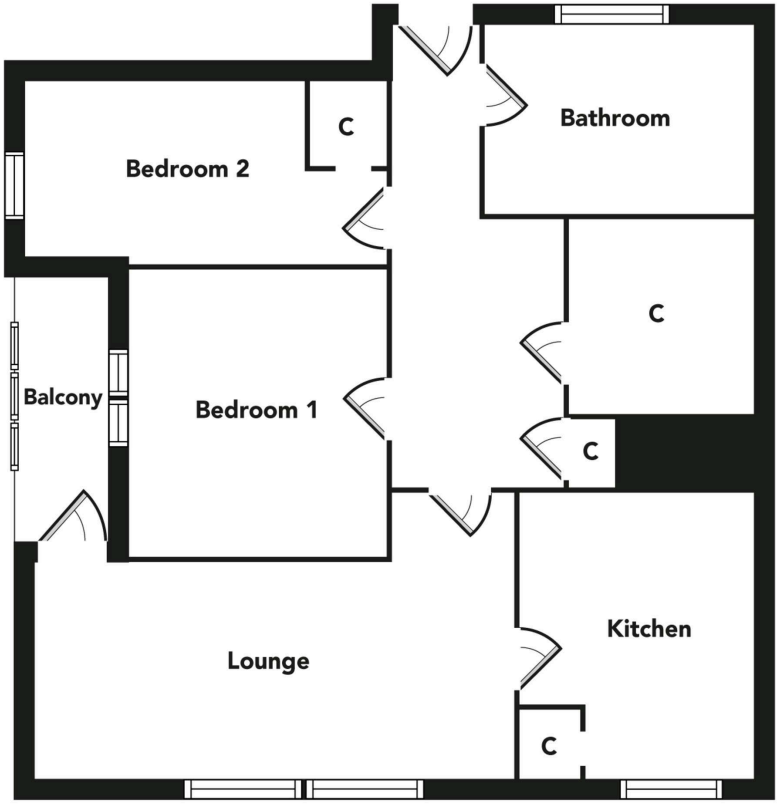
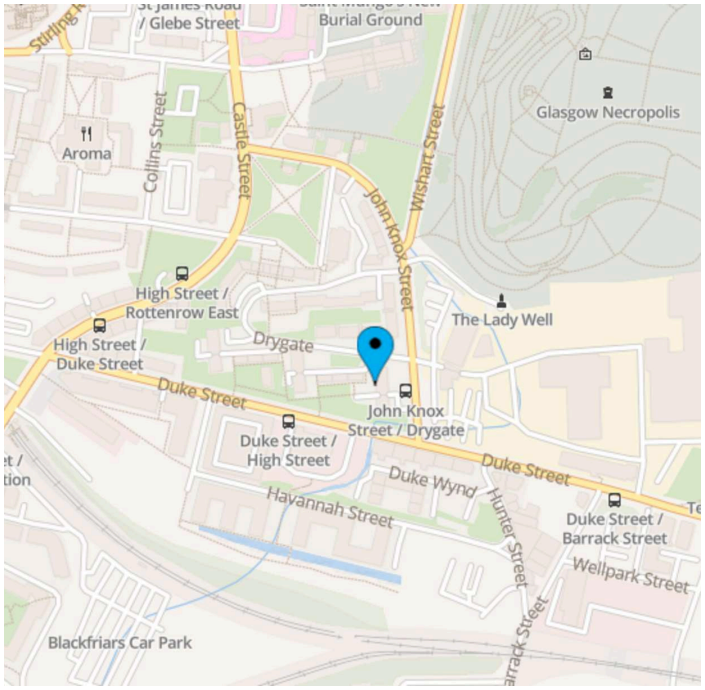
Features

Beautifully presented flat
Sixth floor of high rise building
Two bedrooms
Stylish kitchen
Concierge Service
Superb city centre location
CASH PURCHASE ONLY



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS
Travelling from High Street in Glasgow City Centre turn onto Duke Street and then left onto John Knox Street. Simpson Heights is on your left hand side.

MARKET APPRAISAL
For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:
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