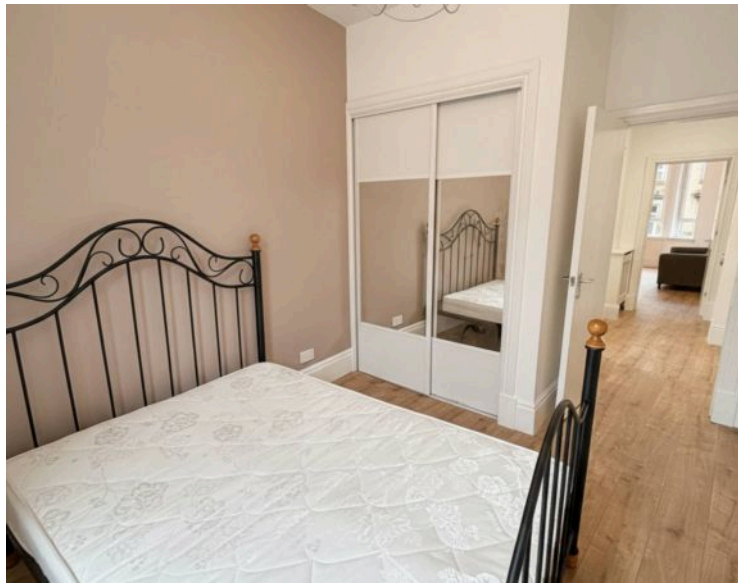




## 1/2, 117 Allison Street, Glasgow

£925 PCM

HOOSE & KEY are delighted to present this fully refurbished, part-furnished one-bedroom flat in Glasgow's popular Southside, set within a traditional period building and offering stylish modern living throughout.



**HOOSE & KEY are delighted to present this fully refurbished, part-furnished one-bedroom flat in Glasgow's popular Southside. Set within an attractive period stone building, the property offers stylish modern living while retaining traditional character throughout.**

This superb first floor property comprises:

- Welcoming hallway with recessed lighting, wood flooring, intercom entry system and space-saving sliding door
- Bright open-plan lounge and kitchen with elegant bay window and warm wooden flooring, the lounge area including sofa, and a modern fitted kitchen with sleek units, herringbone tile splash back and breakfast bar, including oven, gas hob and under counter fridge
- Double bedroom with bed and featuring built-in mirrored wardrobes, with the storage cupboard housing the washing machine
- Contemporary shower room with walk-in shower, vanity unit and heated towel rail

The property also benefits from gas central heating and double glazing throughout. Residents also enjoy access to a communal garden area and on-street parking available.

**A stylish and comfortable home within a characterful building – don't miss out, enquire today to arrange a viewing.**

**DEPOSIT FREE OPTION AVAILABLE** – The landlord is happy to accept Reposit as a deposit alternative, giving you the option to reduce your upfront costs. You can also choose the standard cash deposit if you prefer – just ask for details.

Pets: TBC

**Rent:** £925 PCM

**Deposit:** £1100 or Reposit alternative

**Council Tax Band:** A

**EPC Rating:** C

**Landlord Registration No:** PENDING

**Letting Agent Registration No:** LARN2512003

**Please note:** Hoose & Key are marketing the property on behalf of the landlord, and the landlord will manage the tenancy.





#### Location Information:

Allison Street is located in Glasgow's popular Southside within the G42 postcode, an established residential area offering a great range of local amenities and everyday conveniences close by. Transport links are excellent, with Queens Park Rail Station within easy reach providing quick access into Glasgow city centre and beyond. Regular bus services also operate locally, making commuting and travel around the city straightforward. For drivers, there is convenient access to the wider motorway network for travel across Glasgow and further afield.

#### Key Features

- Modern open plan lounge and kitchen
- Breakfast bar
- Gas central heating
- Stylish chandelier lighting
- Wooden flooring throughout
- Modern walk-in shower
- Contemporary bathroom with marble-effect walls
- Heated towel rail
- Built-in wardrobe with mirrored doors
- Communal outdoor space
- Double Glazing
- Fully refurbished
- Part furnished property
- Appliances included
- Popular Southside location



