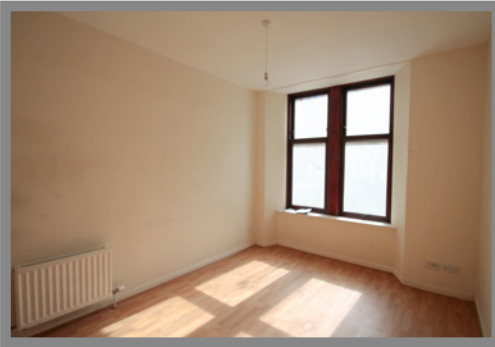


Wright  
& Crawford  
1906



FLAT 0/1  
16 GARTURK STREET  
GLASGOW  
G42 8JE



## LOCATION

The property is located in the heart of Govanhill and benefits from a vast array of shops, bars and restaurants only a short walk away on Victoria Road. Further amenities can also be found on nearby Pollokshaws Road, Kilmarnock Road, including a fantastic selection of bars, restaurants, and cafes. Queens Park is just a short stroll away, and with excellent bus and rail links nearby, commuting to the city centre and beyond is a breeze. Motorway networks are easily accessible. Excellent development potential, viewing is recommended.

## ACCOMMODATION

A delightful two bedroomed, ground floor flat situated in this quiet pocket of Crosshill. A degree of modernisation is required. This sandstone tenement building is accessed via secure door entry system into the communal close and stairwell, where the flat is access on the ground floor. The accommodation of the flat itself comprises welcoming reception hallway with large cupboard off, front facing windowed lounge, kitchen with a range of base and wall mounted units. There is a double sized bedroom one to the rear of the flat with useful integrated storage, second double sized bedroom to the front which could be utilised as a home office or study and a family bathroom with white three piece suite. Double glazed windows, gas central heating and resident gardens at the rear.

## MEASUREMENTS

Lounge	10'49 x 13'51
Bedroom One @ rear	11'09 x 11'50
Bedroom Two	6'60 x 12'0
Kitchen	5'70 x 10'54
Bathroom	5'53 x 6'90"

Council Tax Band B.

EPC Band C.

Factored Building.

## DATE OF ENTRY

Negotiable

## VIEWING

Wright & Crawford 0141-887-6211

### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.