



**5 Don Street, Glasgow, G33 2DL**  
**Offers Over £140,000**

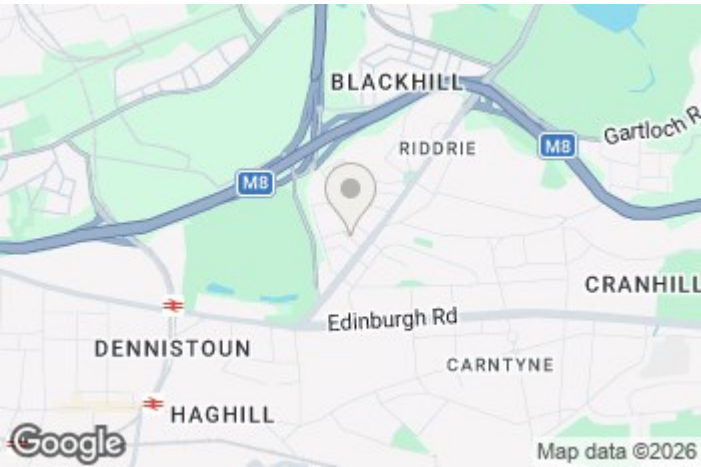


Located on the ever-popular Don Street in Glasgow, this immaculately presented two-bedroom ground floor flat offers spacious and stylish accommodation, ideal for first-time buyers, downsizers, and investors alike.

The property comprises a welcoming entrance hallway, a bright and generously proportioned lounge, a modern fitted kitchen, two well-sized bedrooms, and a contemporary bathroom. Finished to an excellent standard throughout, the property is presented in true walk-in condition and is ready for immediate occupancy.

Further benefits include a private front garden and ample on-street parking. The property enjoys a convenient location with easy access to local amenities, schools, public transport links, and Glasgow City Centre, making it an excellent choice for commuters and those seeking a well-connected residential setting.

Early viewing is highly recommended to appreciate the quality and accommodation on offer.



| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| Scotland                                    | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| Scotland                                                        | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

