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solicitors

DUPLEX FLAT

Flat S

15 Buccleuch Street

Garnethill

G3 6SJ

Offers Over £89,995

GSPC Reference 117228

GSPC





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s o l i c i t o r s

Accommodation

Comprises:

Hall

Lounge

Kitchen

Double Bedroom

Bathroom

Storage

Parking

The agents are delighted to present to the market this rarely available modern duplex flat situated within a highly sought after locale. The property is located within walking distance to Glasgow City Centre and is an ideal purchase for a first time buyer or buy to let. The accommodation is formed over two levels and is well presented. The building is accessed via a security door entry system with stairs leading off to upper levels and the rear parking area. The ground floor accommodation extends to: hall, double bedroom with fitted wardrobes, three piece bathroom with electric shower and storage cupboard. The upper landing gives access to a well presented lounge with attractive aspects over Glasgow and a breakfasting sized kitchen with walk in storage cupboard. The property has electric heating, allocated parking to the rear of the property, external storage and security controlled door entry.

Buccleuch Street is situated within Garnethill and is a very popular location in which to live for students and first time buyers. It is within walking distance to amenities available within Glasgow City Centre. These include bars, shops, restaurants and supermarkets. There is easy access to a selection of Glasgow's universities and colleges and there is a good selection of sporting and recreational facilities. There are excellent public transport facilities including underground, bus services and train stations. The M8 is within easy striking distance and allows swift and effective travel in and around the Central Belt making this an excellent location for commuters.

Hall

The hall gives access to bedroom one, bathroom and upper landing. Good sized storage cupboard. Security entry phone. Electric storage heater.

Lounge

12'10" x 10'6"

This well proportioned main public room offers attractive elevated views over Glasgow. Two timber framed windows. Electric storage heater.

Kitchen

10'5" x 10'1"

This breakfasting sized kitchen is situated off the upper landing and comprises; a selection wall and base units with a contrasting worksurface and splashback tiling. Timber framed window to the rear. Large walk in storage cupboard.

Upper Landing

The upper landing gives access to the lounge, kitchen and loft area.

Bedroom

11'4" x 10'5"

This good sized double bedroom has fitted wardrobes with mirrored sliding doors and features two timber framed windows with views to the front. Electric storage heater.



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INVESTOR IN PEOPLE

Bathroom

6'3" x 5'8"

This three piece suite comprises: WC, wash hand basin and bath with electric shower. Tiling to full height around the bath area and to half height behind the wash hand basin and WC. Electric storage heater.

Entry

The property benefits from a security controlled door entry system.

Heating

The property has electric heating.

Storage

The property further benefits from an external storage cupboard.

Parking

The property has an allocated parking space situated to the rear of the property.

Viewing

Through Inksters on 0845 241 1222.
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

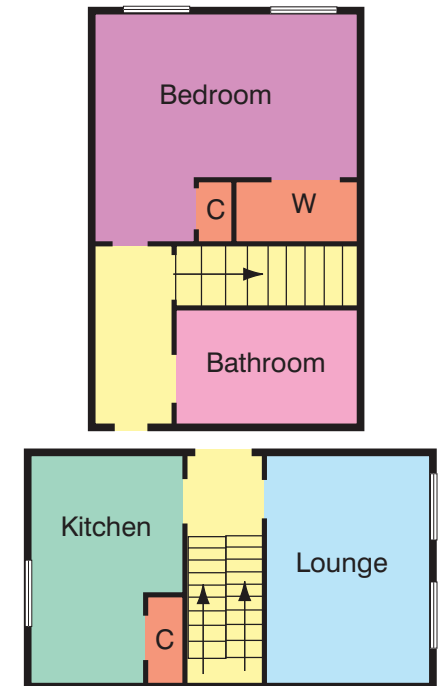
Negotiable

Travel Directions

From Cowcaddens Road turn right onto Cambridge Street then turn right onto Hill Street. Continue up the hill turning right onto Rose Street and at the junction turn right onto Buccleuch Street. Continue along where the property is situated on the right hand side.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they 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.



Floorplans are indicative only - not to scale