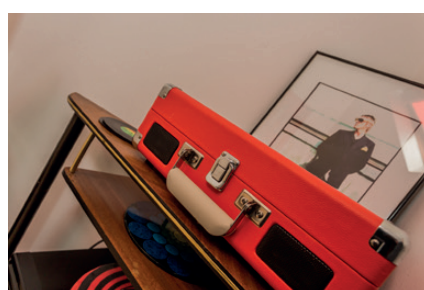





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

2/5 65 Garnet Street
GARNETHILL, GLASGOW, G3 6QL



2/5 65 GARNET STREET, GLASGOW

This fantastic apartment is ideally placed for those who like to be at the centre of the excitement of the city. Perfect for both working and socialising, this property is not only in a prime location but great transport links to the M8/M74/M77 motorways are all within a few minutes drive away. The property is also ideally placed for other key transport links including Buchanan Bus Station, Queen Street and Central Station and several subway stations.

Glasgow's thriving city centre is right on your doorstep with a huge choice of fine restaurants, bars, cafés and the world famous 'Style Mile' not to mention the trendy West End and Merchant City both less than ten minutes away. Also conveniently located

for students, Strathclyde University, Glasgow Caledonian University and all City of Glasgow College campuses are all just a few minutes walk away.

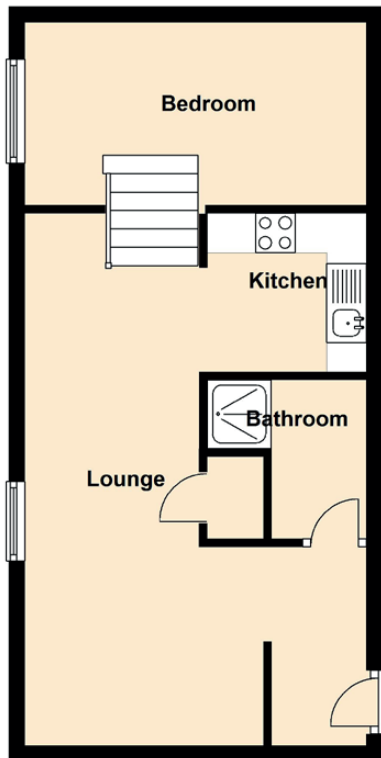
We are delighted to bring to the market this excellent one bedroom apartment, offered in walk-in condition and located in a beautiful period building. Accommodation consists of a bright lounge/diner which makes a great space to sit and relax after a hard day at the office. The kitchen is stunning, finished in a range of very stylish burgundy gloss units with an electric oven and hob, there's space for the washing machine and a fridge freezer.

The modern and beautifully tiled bathroom is very fresh looking with a white suite and a

brand new mains shower just fitted, ensuring an endless supply of piping hot water for long refreshing showers. The accommodation includes a double bedroom with room for free-standing furniture. The double glazing, electric wall heaters and secure entry system, all help to ensure the apartment is always warm, comfortable and very secure.

Residents parking is on-street, adjacent to the building and by paid permit, we understand costs to be approximately twelve pounds per month, however for accuracy prospective purchasers should satisfy themselves of the residents parking charges.

Early viewing is strongly advised for this perfect apartment in a very popular location.



Approximate Dimensions
(Taken from the widest point)

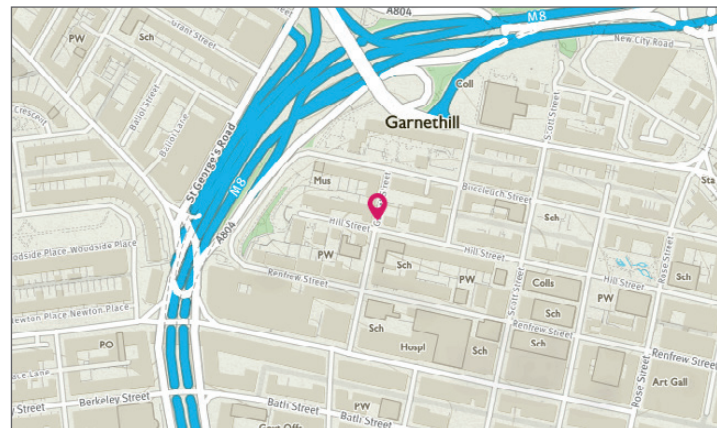
Lounge	6.70m (22') x 2.70m (8'10")
Kitchen	2.00m (6'7") x 2.00m (6'7")
Bedroom	4.30m (14'1") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.20m (3'11")

Gross internal floor area (m²) - 45m²
EPC Rating - D

Extras
(Included in the sale)

Free-standing appliances may be available by separate negotiation.

View from property



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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