Fantastic one bedroom flat

Early viewing recommended









8/E14 Buccleuch Street

Glasgow, G3 6NR

Scan Here!

1 BED

1 BATH

PROPERTY

ENERGY E EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



The Kings Theatre

Set in the ever-popular location of Buccleuch Street with great transport links via bus and rail links, Charing Cross Train Station is 0.6 miles away and Glasgow Queen Street 1.2 miles away, the city centre is within walking distance.

Glasgow Caledonian and Strathclyde University are also in close proximity. The M8 motorway is only a short drive away meaning all areas of the city and central Scotland are easily within reach.



8/E14 Buccleuch Street









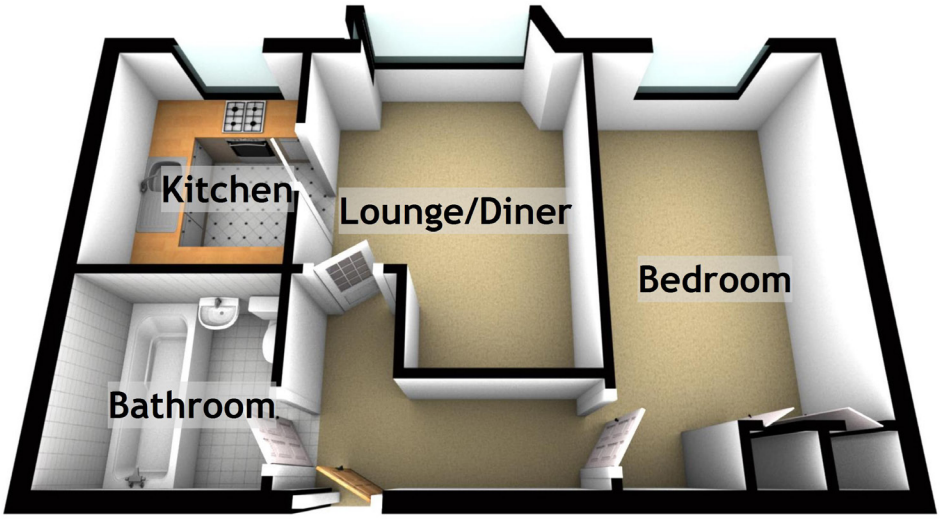


The well-proportioned flat is in walk-in condition and has been tastefully decorated to maintain the traditional character of the property. The property benefits from being flooded with natural light and, as one would expect, the room dimensions are very generous.

On entering the property, you'll walk into the welcoming hallway, which provides access to all rooms and benefits from a deep useful storage cupboard. The immediately impressive lounge has large windows to the front aspect, which floods the room with natural light. The kitchen has been fitted to include a good range of floor to wall mounted units. There is additional space for cooker, washing machine, fridge freezer. The well-appointed double bedroom is bright and neutrally decorated with large deep built in wardrobe and ample space for free standing furniture if required. The bathroom suite with w/c sink and electric shower over bath completes the property. The flat also benefits from electric heating and double-glazing.

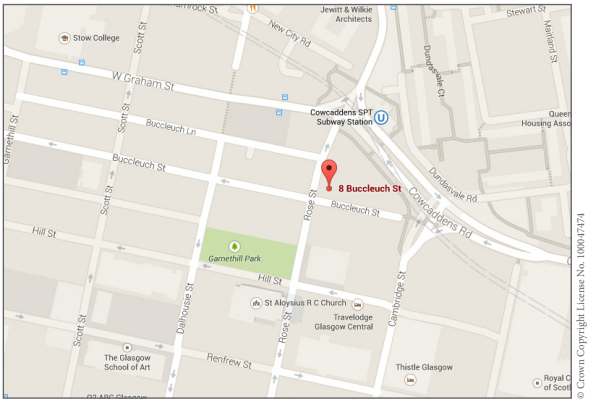
On-street permit parking is also available in the immediate vicinity.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.64m (15'3") x 3.05m (10')
Kitchen	2.51m (8'3") x 2.06m (6'9")
Bedroom	5.64m (18'6") x 2.57m (8'5")
Bathroom	2.05m (6'9") x 1.73m (5'8")



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Part Exchange

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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative puposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the scheudle and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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