



PROPERTY  
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LETTING & ESTATE AGENTS



Hill Street  
Glasgow  
G3 6RN

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## Offers Over £150,000

A very well presented traditional top 3rd floor flat in a most central with excellent access to the city centre.

Subject comprise a traditional flat situated in a blonde sandstone Tennant with security controlled main door entrance and benefits form a concentrate tiled roof, door at the rear of the close opens to a communal area shared by the tenets

Internally this property has been upgraded and modernism to a really good standard . It would appeal to a first time buyer of a property looking for a starter home or indeed has been used as a very successful as a rental properties

The full accommodation comprises large and welcoming hallway, front facing lounge/living room which is decorated to high stand and has a ample for a dining table if required



Home Report Valuation  
£160,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band C

EPC Rating D





There is modern well fitted kitchen with a range of floor and wall mounted storage units, built in electric hob, integrated stainless steel sink and plumbing for a washing machine.

Ample worktop surface area and bright inset sealing lighting

There are two excellent sized double bedrooms both with space for double standing units



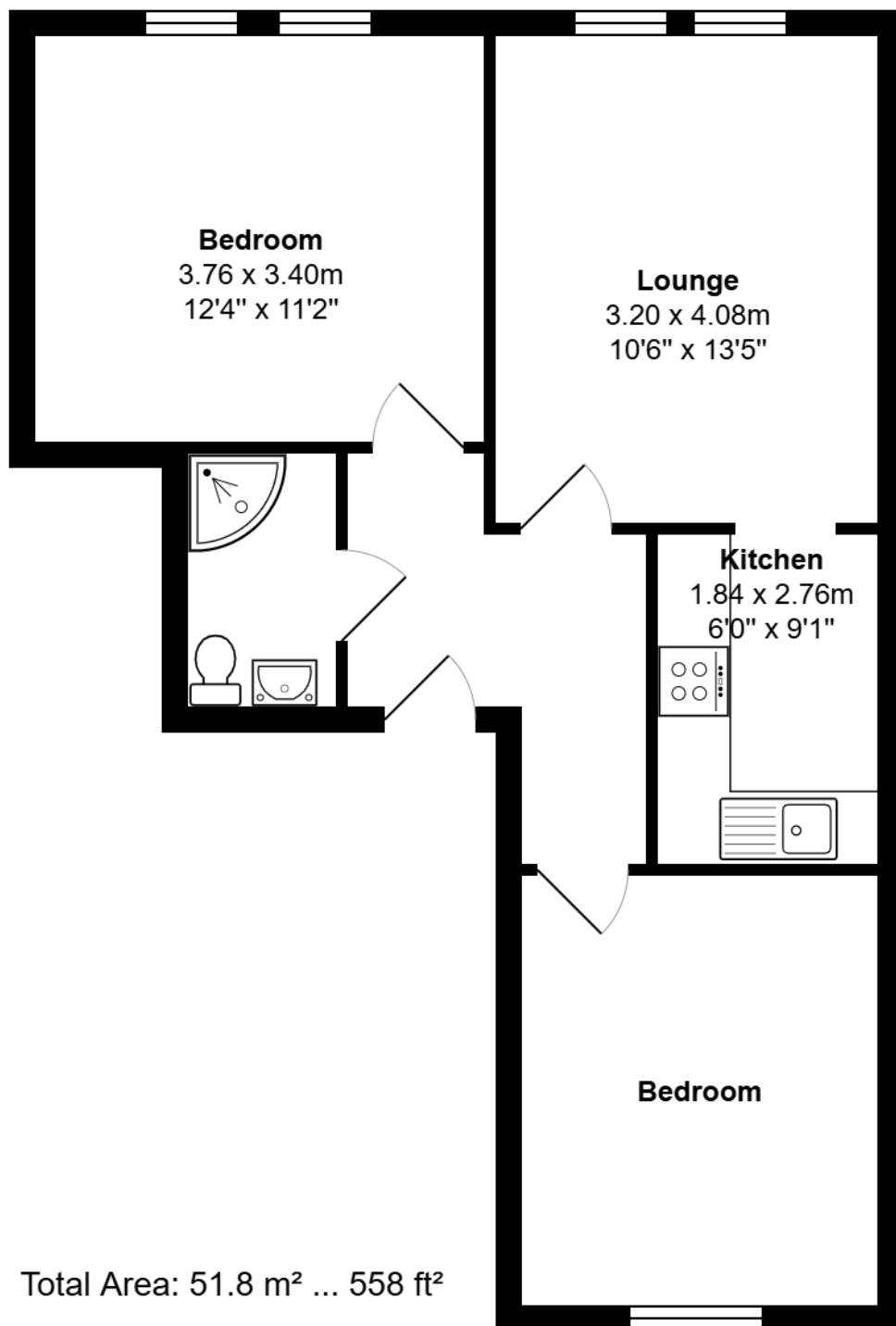
Morden well fitted shower room comprising shower cabinet, wash and basin and WC.

Property for the benefits from gas central heating, double glazing and security controlled entry.



## Vendor Comments

*Great flat as had been bought as a rental property and was pretty much booked solid so either a great place to live or a good investment*



All measurements are approximate and for display purposes only

## Location

Located in a quiet and predominantly residential area, just a short walk from a fabulous selection of amenities on Sauchiehall Street. This property benefits from great transport links as Charing Cross Station, St Georges Cross Underground Station or Cowcaddens Underground Station is within walking distance. The property is set in a prime location for access to all the City Centre has to offer including the; the Merchant City, Finnieston and the West End, where a never ending selection of amenities including bistros, restaurants, wine bars and shopping. The property is in close proximity to the Glasgow School of Art; Strathclyde, Caledonian & Glasgow Universities.





[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

