



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Hill Street
Glasgow
G3 6RN

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Offers Over £155,000

This spacious (3rd floor flat) is situated in a really convenient central location and has excellent access to the City Centre.

The apartment itself is situated in a well maintained blonde sandstone tenement building and the windows of this particular property face onto Cambridge Street which give out a really nice open aspect.

A security control main door gives access to really well maintained communal close with original stairs including wrought iron balustrade leading up to each level. There is a door on the first floor leading out to a communal bin store area.

The property has been successfully rented out for over 20 years and this indeed could be something going forward for the new purchaser as it is so handy for not just for anyone working in the city but also is within easy reach of all the Universities.

Internally the flat provides spacious accommodation which includes high ceilings, good sized main rooms and really nice outlooks.



Home Report Valuation
£170,000



The full accommodation comprises square reception hallway, large main lounge living room with three windows to the front, space for a table if required and at the far end a door opening to a walk-in storage cupboard.



The kitchen would benefit from being upgrading but has a range of floor and wall storage units with an integrated sink hob oven and hood. Ample worktop surface area along three sides and under counter space for fridge and plumbing for washing machine .

There are two double bedrooms one with windows to the front and the second bedroom having a window at the rear with both bedrooms have ample space for large free standing wardrobes and the bedroom at the back has a cupboard housing the central heating boiler.

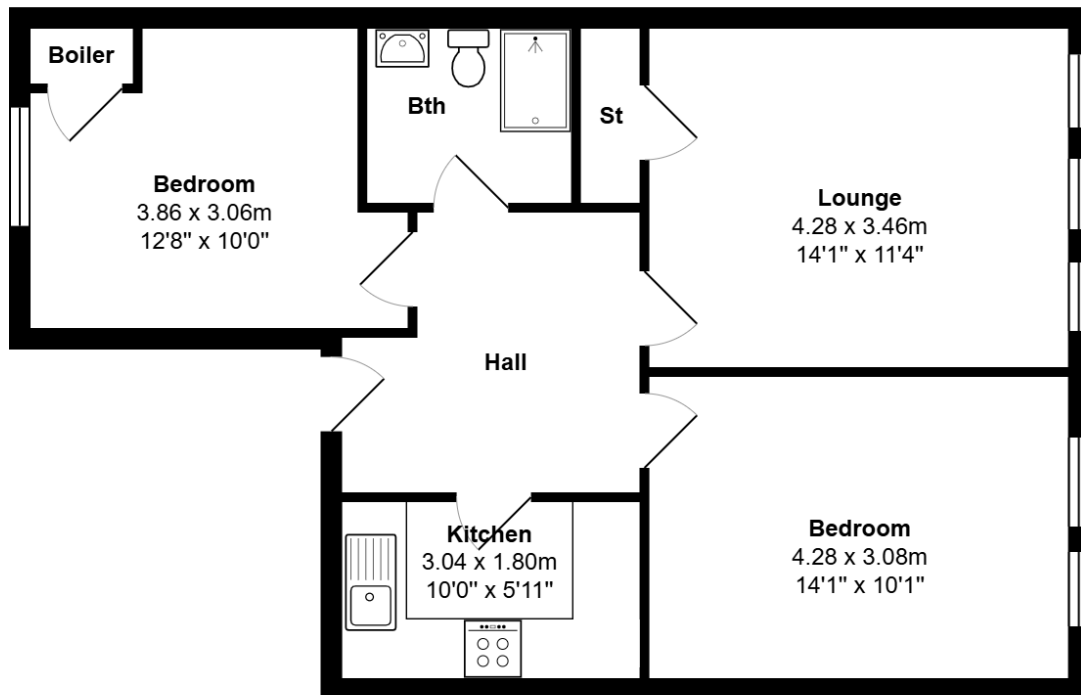


There is a shower room with large enclosure including a mains shower and sliding doors, wash hand basin and w.c..

The Property further benefits from Gas Central Heating and security controlled entry.

Vendor Comments

This has been a great flat to have owned and has always been very popular. Great location and everything so accessible.



Total Area: 59.0 m² ... 635 ft²

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 and the local public gardens within 500 yards. 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.





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