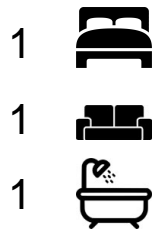




PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Apsley Street
Partick
G11 7SZ



Offers Over £99,000

A traditional flat situated on the preferred 1st Floor of a red sandstone tenement building on the corner of Apsley Street and Dumbarton Road.

The property is in need of complete refurbishment and upgrading however is situated in a popular location close to Byres Road and the Universities. The property itself is situated within a well-maintained building which is accessed via security controlled front which opens door to an attractive entrance and from here a rear door opens to communal drying area.

Internally the apartment is in very basic condition but once upgraded could be an excellent property as there is plenty of room within the existing layout to convert into a comfortable home.

Internally the accommodation extends to c.500 sq ft which affords the opportunity to make a good size one bedroom or indeed even a small two bedroom property (subject to warrant).



Home Report Valuation
£110,000



The current accommodation comprises entrance hallway with two storage cupboards, large bay window lounge/ living room which has an excellent outlook down Dumbarton Road.

The kitchen area has a basic worktop area with plumbing for washing machine and an under counter fridge and at the far side is a further base unit and a breakfast bar divider. Window to the front and a free standing gas cooker



This room has a large recess area to one side where the bedroom could be.

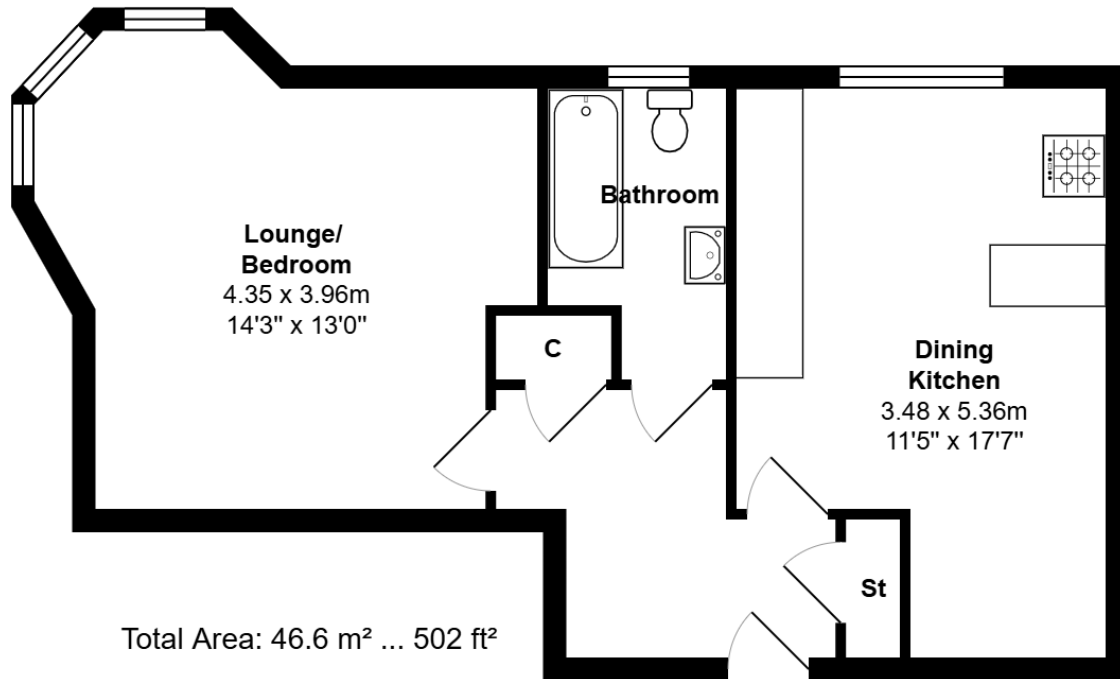
The bathroom has been upgraded since new and comprises a modern suite of white panelled bath, new wet wall around the bath and an electric shower and screen. Wash hand basin and WC.

The property further benefit benefits from double glazed windows and although has no central heating there is agas supply already in the property.



Vendor Comments

This has been a very popular flat as is in such a nice area and so handy for amenities.



All measurements are approximate and for display purposes only

Location

Apsley Street itself is located near a whole host of local amenities including many popular coffee shops, bars, delicatessens and restaurants. Also close to hand are excellent public transport and motorway links providing easy access to Glasgow City Centre. Victoria Park and Kelvingrove Park are both nearby offering lovely green spaces to enjoy those warmer summer months. With its on street parking, gas central heating, sought after location and double glazing, we expect this property to be popular and would advise early viewing to avoid disappointment.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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.

