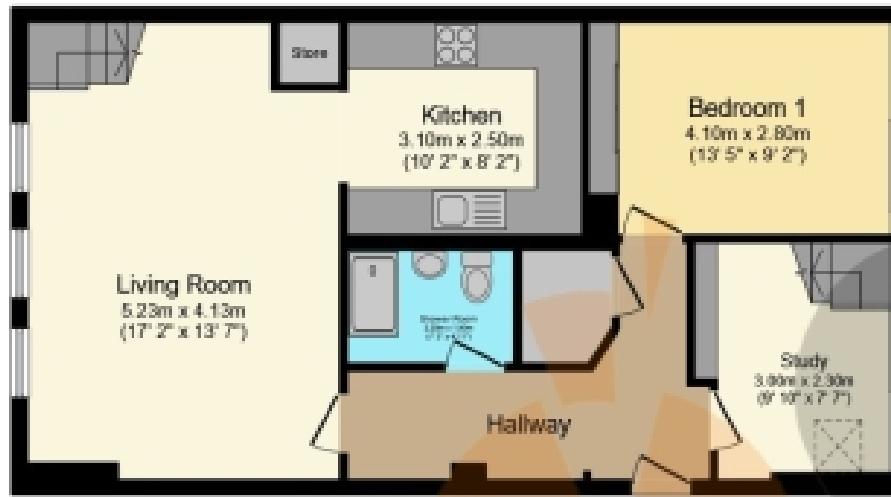




**Buckleuch Street, Glasgow**

**Offers Over £240,000**





## Ground Floor

Floor area 68.9 sq.m. (742 sq.ft.)



## First Floor

Floor area 51.4 sq.m. (553 sq.ft.)

Total floor area: 120.4 sq.m. (1,296 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Positioned within a highly coveted Glasgow location and just a short walk from both the City Centre and West End, Buccleuch Street presents a charming 'B' Listed duplex apartment full of character. This seldom-available former school conversion offers a plethora of fantastic amenities and transport links, including both Glasgow Central & Queen Street Train Station as well as world-renowned eateries and shopping centres.

The property is accessed via a communal yet secure close with a bright and welcoming reception hallway accessing the lounge. Soaring ceiling heights and impressive dimensions fill the space a tranquil and charming ambience, the lounge is a highly versatile room allowing ample space for both lounging and dining. Characterful sash and case windows fill the room with an abundance of natural light.

The kitchen is well-appointed with quality integrated appliances including an oven and induction hob alongside plentiful space for freestanding appliances where desired. Marble effect splashback and countertops paired with white gloss wall and base mounted cabinetry provide both function and sophistication to the room.

Within Apartment 0/2 are three generously proportioned bedrooms - Bedroom One holds excellent built-in storage, while Bedroom Two boasts a personal dressing room with staircase access to bedroom itself. Bedroom Three is a highly versatile room that comfortably fits a double bed but presents itself as the perfect space for home office or sitting area. Completing this desirable duplex apartment internally is a shower room comprising of a W.C., wash hand basin with vanity storage and a large walk-in shower cubicle.

The rear of the building offers private parking for residents only allowing plenty of safe off-street parking.

This property is ideally positioned between the City Centre of Glasgow and the colourful West End, both less than a 10-minute walk, replete with charming boutiques, eclectic eateries, and cultural landmarks. With local regular bus routes and the Glasgow Subway, commuting to work, amenities or pockets of Glasgow couldn't be easier.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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