



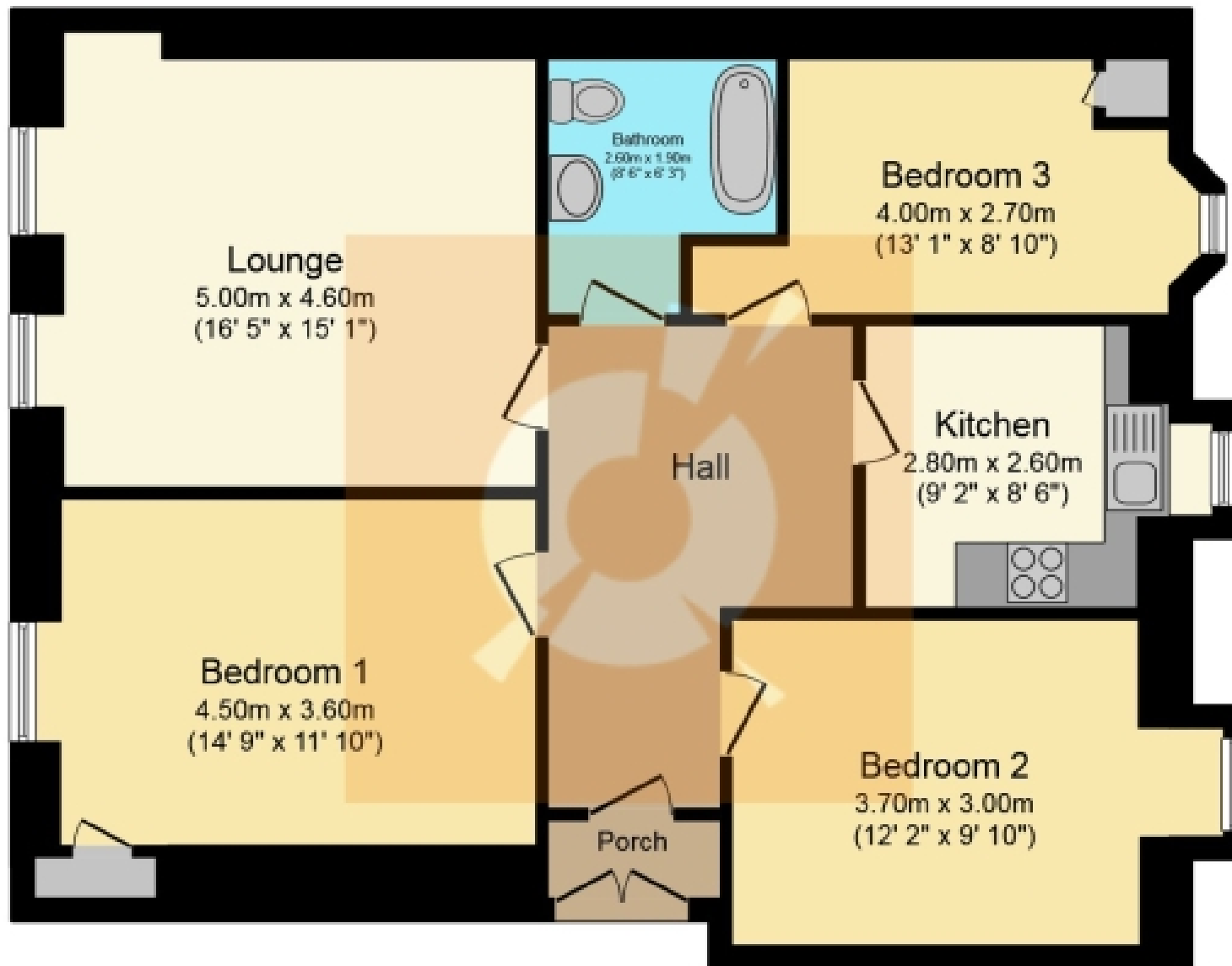
**9 (G/L) Great George Street, Glasgow**

**Offers Over £249,995**









## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to Number 9 Great George Street where this splendid ground floor apartment is housed within a traditional, B-listed building just stone's throw away from Great Western Road and all the fabulous amenities the West End has to offer. The apartment is a true testament to Glasgow's charming tenement properties and still retains some of the character features.

A secure door entry leads way to the well-kept communal close which features a breath-taking original stained-glass window adding a true touch of Glasgow style. Entering the property, you are welcomed into the bright and airy reception hallway with a neutral décor palette that flows throughout the remainder of the property. The lounge is strikingly spacious allowing for a range of furniture configurations. A host of charming features are present throughout including high ceilings, ornate cornicing and ceiling rows, Edinburgh press cupboard and large, double window formations allowing for a lovely stream of natural light.

The well-appointed kitchen features an array of wall and base units twinned with granite effect worktops. There is a host of integrated appliances including oven/grill, gas 4 ring hob, extractor cooker hood and stainless-steel sink as well as ample under counter space for other appliances such as washing machine and fridge/freezer.

Three generously proportioned bedrooms are housed within the property, with Bedroom One having the added benefit of delightful cornicing and excellent in-built storage solutions. Completing the internal accommodation is the three-piece bathroom compromised of w.c, wall-mounted wash-hand basin and bath with shower overhead and glass screen.

Externally, to the front, the property has a private garden laid mainly to lawn and surrounded by mature privet hedging creating a perfect space for both kids and pets alike. To the rear is a further shared garden space with lawn and decorative flowering, shrubbery and tree surrounds. The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

Within walking distance to Great Western Road at the heart of the West End, the property has a host of local eateries, bars shopping and other amenities right on its doorsteps. The property is close by to a number of renowned schools. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

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. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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