



Carnarvon Street, Glasgow

Offers Over £169,995





Floor Plan

Total floor area 60.0 sq.m. (646 sq.ft.) approx

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

THE PROPERTY

**** NO ONWARD CHAIN **** View in Person or Online. **** FRESHLY DECORATED THROUGHOUT **** **FANTASTIC BUY TO LET INVESTMENT OR FIRST-TIME PURCHASE ****.

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Here's what our clients loved about the property...The location of the flat was perfect for me during my studies, as I had everything I could ask for on my doorstep. With so many great food and entertainment venues nearby in both the city centre and west end, it never gets boring, and there are always new options to choose from. There was an abundance of cafes to study in and bars to enjoy downtime just a stone's throw away. I particularly enjoyed the spacious rooms in the flat, which were great for me as I had previously lived in a house with plenty of space. In the winter, being a basement, it was cozy and generally kept itself at a nice temperature all year round. Having gas central heating also kept the bills at a reasonable level despite the recent energy price increases. The privacy and sound isolation were also highlights of the flat, as it was situated in the basement where the usual sirens and cars of a city were never heard. The flat is in a small block and has a pretty good-sized garden that gets quite a lot of sun in the summer, providing a nice private green space. Alternatively, you can walk just 5 minutes to get to Kelvingrove Park.

Nestled within the highly desirable West End of Glasgow, you will discover 54 Carnarvon Street – a charming blonde sandstone building which contains Apartment B/1. This sizeable basement apartment presents itself as the perfect investment opportunity, as there is no onward chain.

Via the secure door entry and well-maintained communal hallway, you will arrive at Apartment B/1. Inside, a bright and spacious reception hallway provides access to all rooms. The open-plan design seamlessly combines living space with a well-equipped kitchen boasting wall and base mounted units, a 4-ring electric hob with electric oven/grill and extractor hood. An adjoining utility space offers extra cabinetry and room for appliances.

Two spacious double bedrooms offer flexible accommodation for a multitude of uses. The property is rounded off internally by a three-piece shower room, inclusive of a walk-in shower cubicle, W.C., and wash hand basin.

To the rear of the building is a fully enclosed communal drying green. Carnarvon Street also offers ample parking with residents permits obtainable from Glasgow City Council. Gas central heating and double glazing both provide the apartment with a delightful warmth all year round.

This fantastic residence enjoys an enviable location which effortlessly bridges the vibrant pulse of the West End and the bustling heart of the City Centre. Just a stone's throw away from the West End's cultural tapestry, replete with charming boutiques, eclectic eateries, and cultural landmarks. Simultaneously, its proximity to the City Centre ensures seamless access to a wide variety of shops and restaurants.

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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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com