



7 (Flat 2/3) Thistle Terrace, Glasgow,

Offers Over £169,000





Floor Plan

Total floor area 69.1 sq.m. (744 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

**** EXTENSIVELY REFURBISHED ** NEW KITCHEN & BATHROOM ** NEW GCH BOILER & WINDOWS ** RESIDENTS PARKING ** MANICURED COMMUNAL GARDEN **.** Walking distance to a host of excellent local amenities. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Introducing Apartment 2-3, an extensively refurbished gem nestled in the sought-after New Gorbals development, just moments away from a plethora of local conveniences, dining options, and convenient public transport links. Boasting a modern aesthetic, this second-floor residence is an ideal choice for those seeking proximity to the vibrant heart of Glasgow. Step into the well-maintained building through a secure door entry system, leading to a communal close and stairway which provides access to the second floor. Upon entering the inviting entrance hallway, featuring ample built-in storage, you can't help but notice the impressive scale of this wonderful accommodation. Access in the first instance is to the opulent family lounge which is tastefully embellished with contemporary neutral decor, and quality fitted carpets. A large, double-glazed window engulfs the entire space with natural sunlight, and impressive dimensions allow for a dining table and chairs.

The recently installed, high-specification features a host of wall and base mounted units, contrasting worktops, and a marble-effect splashback. Integrated appliances include a 5-ring gas hob, double oven, extractor hood, dishwasher, and fridge/freezer.

This apartment features two generously proportioned double bedrooms, which have both been stylishly decorated in a similar neutral palette. Completing the accommodation is the ultra-modern shower room, featuring a walk-in shower cubicle, W.C., and a wash hand basin which has been contained within a hi-gloss vanity unit. Contemporary fixtures and fittings can be found throughout.

Externally, residents have access to the manicured communal garden, which is predominantly laid to lawn with mature shrubbery. The property ensures a delightful warmth with the bonus of a brand-new boiler and double glazed windows.

This property is ideally situated for Blackfriars Primary School and is within walking distance of Hollybrook Academy. For detailed information on the great local and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

Glasgow City Centre is within a short walk from the property. The highly popular St. Enoch's Centre is just a 5 minute drive and The Forge Shopping Centre is a 15-minute drive which both offer a wider variety of shops and restaurants. New Gorbals offers numerous recreational facilities and is in close proximity to Richmond Park and Glasgow Green.

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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