



264 BATH STREET, GLASGOW. G2 4JP.

THIS LOVELY TWO BEDROOM APARTMENT IS SITUATED IN A 'B' LISTED BUILDING, IN A CONSERVATION AREA OF GLASGOW CITY CENTRE IDEALLY LOCATED FOR UNIVERSITIES AS WELL AS A RANGE OF THE BEST BARS, CAFES, RESTAURANTS AND SHOPPING. BATH STREET IS THE PERFECT LOCATION FOR THOSE WANTING A VIBRANT AND CONVENIENT CITY LIVING EXPERIENCE. EXCELLENT TRANSPORT LINKS TO SCOTLAND'S CENTRAL BELT AND BEYOND. THE FLAT BENEFITS FROM GAS CENTRAL HEATING AND HAS SECURE ENTRY. COMMUNAL REAR DRYING AREA. IDEAL FOR BUY TO LET INVESTORS LOOKING TO PURCHASE A FANTASTIC PROPERTY IN A GREAT, CENTRAL LOCATION.



- TWO BEDROOM APARTMENT
- GAS CENTRAL HEATING
- SECURE DOOR ENTRY
- GOOD RENTAL YIELD
- IDEAL CITY LIVING
- WELL PLACED FOR UNIVERSITIES
- CLOSE TO ALL AMENITIES
- COMMUNAL REAR AREA

OFFERS OVER £190,000

LOUNGE

SPACIOUS LOUNGE WITH VIEWS TO THE FRONT DIRECTLY ONTO BATH ST. ORIGINAL RUSTIC OAK FLOOR BOARDS.

KITCHEN

KITCHEN HAS GLOSS WHITE WALL AND BASE STORAGE UNITS, BUTCHERS BLOCK WORK SURFACES AND SPLASH BACK WALL TILING. FOUR BURNER GAS HOB, ELECTRIC FAN OVER AND OVERHEAD EXTRACTOR HOOD. WASHING MACHINE. UNDER COUNTER FRIDGE, AND FREEZER.

OPEN PLAN LOUNGE / KITCHEN 25' 3" x 14' 4" (7.69M x 4.38M)

ORIGINAL RUSTIC OAK FLOOR BOARDS. VIEWS TO THE FRONT OF PROPERTY.

ENTRANCE HALLWAY 21' 11" x 3' 11" (6.69M x 1.19M)

ENTRANCE HALLWAY GIVES ACCESS TO BOTH BEDROOMS, BATHROOM AND OPEN PLAN LOUNGE / KITCHEN. ORIGINAL RUSTIC OAK FLOOR BOARDS. CABINET HOUSING SERVICE METERS.

BEDROOM 1 13' 1" x 12' 6" (4.0M x 3.81M)

GOOD SIZE DOUBLE BEDROOM WITH GREY CARPET. REAR FACING WINDOW. STORAGE CUPBOARD HOUSING BOILER.

BEDROOM 2 12' 11" x 10' 7" (3.93M x 3.23M)

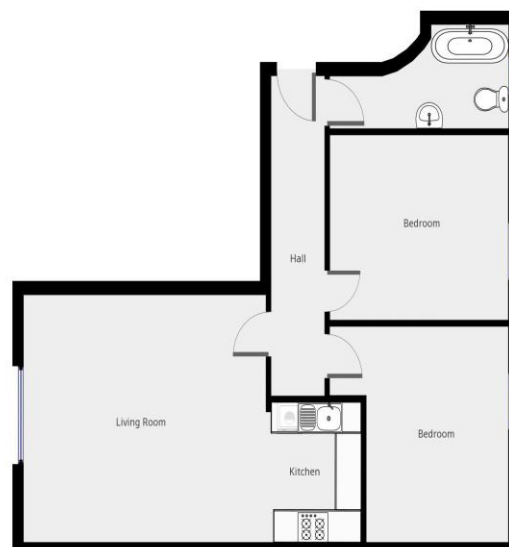
ANOTHER GOOD SIZED BEDROOM AGAIN FACING OVER THE REAR. GREY CARPET.

BATHROOM 13' 0" x 6' 0" (3.96M x 1.82M)

THREE PIECE SUITE WITH ROLL TOP BATH, OVERHEAD MIXER SHOWER UNIT. SHOWER CURTAIN AND RAIL. SPLASHBACK TILING. MOSAIC EFFECT VINYL FLOORING.



3rd Floor



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MONEY LAUNDERING REGULATIONS 2003

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