



## 48 WEST REGENT STREET, GLASGOW. G2 2RA.

THIS CONVERTED, SECOND FLOOR FLAT IS SITUATED WITHIN 'DE QUINCEY HOUSE' A GRADE B LISTED BUILDING LOCATED IN THE HEART OF GLASGOW. THE PROPERTY COMPRISES A SPACIOUS LOUNGE WITH ACCESS TO FITTED KITCHEN, LARGE DOUBLE BEDROOM AND BATHROOM WITH SHOWER. THIS PROPERTY FURTHER BENEFITS FROM A COMMUNAL HEATING SYSTEM. THERE IS LIFT ACCESS TO ALL FLOORS. SECURITY ENTRY SYSTEM. IDEALLY LOCATED ACCESS TO ALL LOCAL AMENITIES.



- ONE BEDROOM CONVERTED FLAT
- IDEAL CENTRAL LOCATION
- SASH & CASE SECONDARY GLAZING
- CLOSE TO ALL AMENITIES
- 'DE QUINCEY HOUSE B LISTED'
- SECURITY ENTRY SYSTEM
- LIFT ACCESS TO ALL FLOORS
- TENURE - ABSOLUTE OWNERSHIP

**OFFERS IN THE REGION OF £145,000**

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## OFFERS IN THE REGION OF

### ENTRANCE HALLWAY 21' 1" x 4' 6" (6.42M x 1.37M)

ENTRANCE HALL GIVES ACCESS TO ALL APARTMENTS WITH EXCEPTION OF KITCHEN WHICH IS ACCESSED DIRECTLY FROM LOUNGE. WALK IN STORAGE CUPBOARD. FURTHER STORAGE CUPBOARD HOUSING THE BOILER.

### OPEN PLAN LOUNGE 16' 2" x 13' 7" (4.92M x 4.13M)

GOOD SIZED LOUNGE GIVING ACCESS TO KITCHEN AREA. AMPLE SPACE FOR DINING TABLE AND CHAIRS. DOUBLE WINDOWS TO THE FRONT. HIGH CEILINGS.

### KITCHEN 11' 10" x 5' 6" (3.6M x 1.68M)

RECESS KITCHEN HAS WHITE WALL AND BASE STORAGE UNITS WITH AMPLE WORK SURFACES. ELECTRIC HOB, OVEN AND OVERHEAD COOKER HOOD. WASHER DRIER. UNDER COUNTER FRIDGE.

### BEDROOM 19' 7" x 10' 2" (5.97M x 3.09M)

GOOD SIZED DOUBLE BEDROOM WITH FRONT ASPECT.

### BATHROOM 9' 10" x 4' 9" (2.99M x 1.44M)

THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT. WALL AND FLOOR TILING THROUGHOUT.



GROUND FLOOR



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