



IVY

PROPERTY MOVIE™





Offers Over £95,000

F3
8 Buccleuch Street
Garnethill
Glasgow
G3 6NR

EPC Rating E

SUPER CENTRAL TOP FLOOR 1 BEDROOM
MODERN APARTMENT WITH NEWLY FITTED
KITCHEN SET IN THE WEST OF THE CITY CENTRE
IN THE SOUGHT AFTER DISTRICT OF GARNETHILL
ENJOYING CLOSE PROXIMITY TO ALL THE KEY
AMENITIES OF THE CITY CENTRE, THE COLLEGES
AND UNIVERSITIES AND COWCADDENS TUBE
STATION FOR TRANSPORT TO ALL AREAS IN
GLASGOW.



The accommodation comprises; reception hall,
spacious lounge with very large walk-in storage
cupboard, newly installed kitchen with window, long
and spacious double bedroom with fitted storage and to
complete the layout there is a 3 piece shower room.
The property has double glazing and electric heating
and the building has security entry and residents permit
on-street parking and benefits from being a short walk
from several high profile education institutions including
The Royal Conservatoire, The Glasgow Art School,



Caledonian University and Strathclyde University. The shopping and leisure options are unrivalled, with Sauchiehall Street and Buchanan Galleries only 3 and 5 minutes walk respectively and the transport links are superb with Cowcaddens Tube just 2 minutes, quick access to the M8 and several routes North, South, East and West by train and bus from Queen Street, Glasgow Central and Buchanan Bus Station.

This property would make an excellent starter flat for an individual or couple who would like to be central and have no need for a vehicle and equally this flat would be an excellent buy to let investment.



VistaBee **IVY**
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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Tenure: Freehold

Council Tax Band: B

Local Authority: Glasgow City Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements