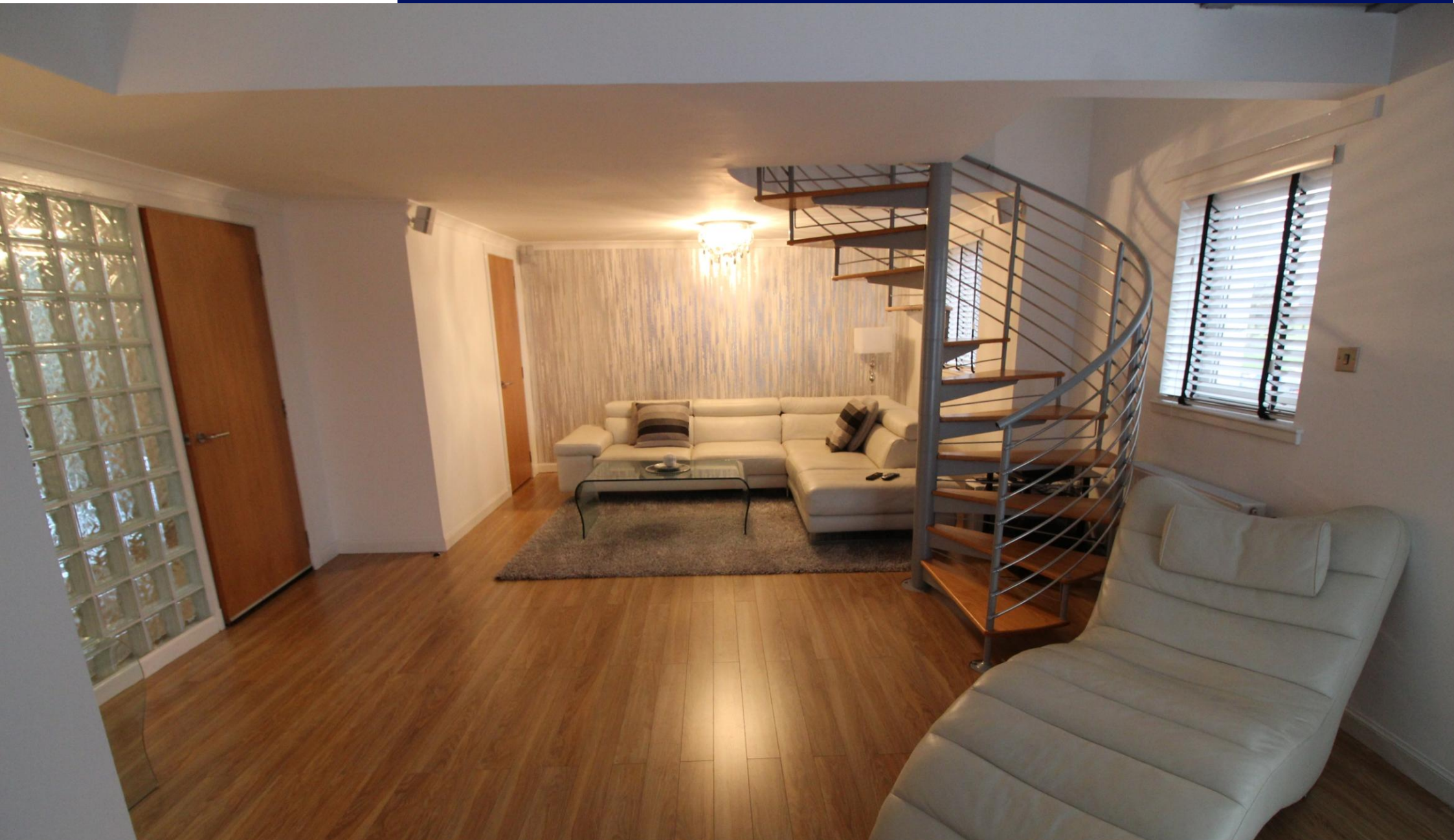


1-4-SALE



3/2, 6 WATERSIDE PLACE, NEW GORBALS, GLASGOW, G5 0QD

OFFERS OVER £195,000

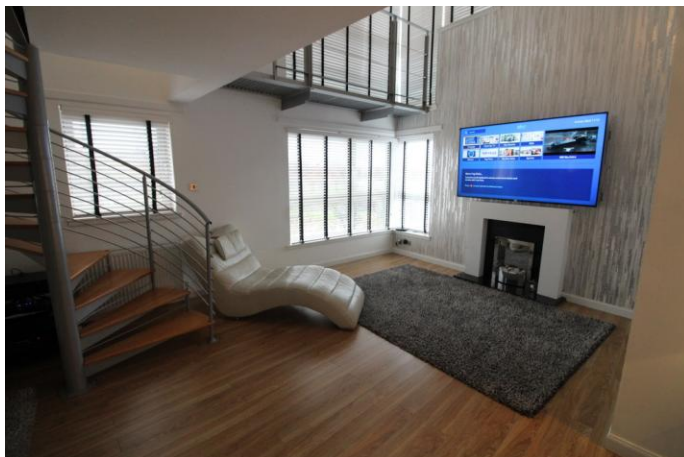




This is a premium 2 bedroom third floor split-level modern apartment situated in New Gorbals with spectacular views over the River Clyde. The property internally comprises an entrance hallway with leads to a modern fitted kitchen, large double bedroom and family bathroom. There is also ample storage throughout the lower level. The property also benefits from an extremely bright spacious living space, with spiral staircase leading to a wonderful upper level mezzanine area which comprises of a large double bedroom, separate spacious walk-in wardrobe, second shower room and dressing area. There is also a small area currently used as office space which could alternatively be used as additional living space.

The property is located in the heart of the New Gorbals . Close to Glasgow City Centre with its vibrant centre which offers a selection of bars and restaurants as well as large selection of retail outlets. specialised shopping, George Square, Buchanan Galleries and Argyle street with the St Enochs centre.

Early viewing is essential for this exceptional property. This particular property will suit a multitude of buyers from a modern family to the discerning buy to let investor.



LOWER FLOOR

LOUNGE - Spacious lounge and large windows gifting the room with natural light Decoration quite spectacular. Steel spiral stair case to upper level seating area, ideal as an office or quiet personal zone in which ti chill out.

KITCHEN – This spacious modern recently kitchen has a range of wall and base mounted units in a modern wooden design with appliances that include stainless steel sink, fridge/freezer, integrated hob and oven. The kitchen has been recently fitted to the highest standard.

BEDROOM 1 - This spacious double bedroom on the ground floor with large fitted wardrobes. The room further benefits from carpeting and a neutral décor.

UPPER FLOOR

BEDROOM 2 - Large double bedroom on upper floor to the front of the property leading to a spacious dressing room and large ensuite shower room.

ENSUITE SHOWER ROOM - This recently fitted shower room is fitted with a three-piece suite comprising shower, WC and hand wash basin. It further benefits from modern décor and tiling.

FURNISHINGS - All furnishings can be bought with the property for an additional sum of £5000.00

LOCATION - This property is set in a delightful and private location. With little through traffic, the property is located on an easily accessed road adjacent to Ballater Road and is only a short drive to Glasgow City centre where there is a wide array of designer shops and restaurants. There is also a variety

of local amenities and supermarkets nearby for general day-to-day requirements and many other schools can be found around the area with schooling for all ages. Regular bus links are available allowing for easy and quick access into the city centre and surrounding areas of Glasgow. Conveniently located for access to the M77 and M74.. The property is ideal for people working in or around Glasgow as there is public transportation routes and motorways allowing for easy and efficient travel.





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