



Flat 0/5, 69 James Watt Street, Glasgow, G2 8NF

Charming, Light & Spacious, One-Bedroom, Ground Floor Flat

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Property Description

This charming, light and spacious, one-bedroom, ground-floor flat is set in a modern residential building, ideal for a first-time buyer or investor alike, located in Glasgow city centre.

Comprises an entrance hall, a living room, a kitchen, a double bedroom and a bathroom.

Ready-to-move-in, with light neutral decor throughout, modern wood effect flooring for the public areas, and contemporary lighting.

Further highlights include a stylish modern kitchen, good storage provision, and a secure entry system.

This modern development benefits from residents' parking and landscaped communal grounds, while the nearby riverside offers further open space.

Ideally situated, with access to all local amenities, including pubs, restaurants, retail outlets, as well as superb public transport, including the central station and bus services.

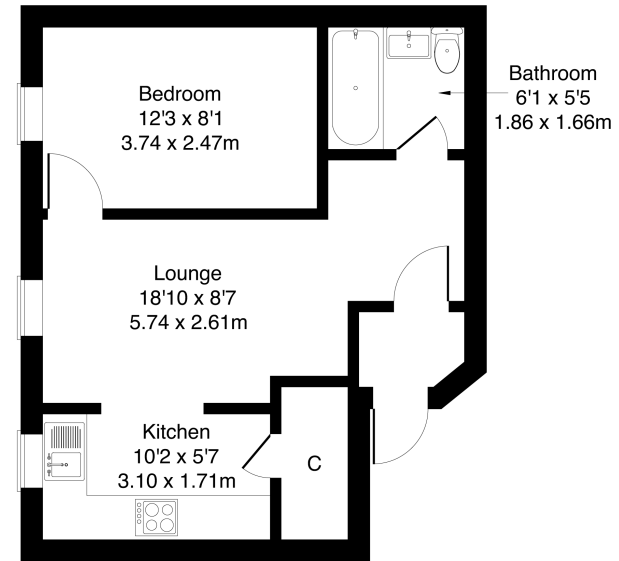
A welcoming entrance leads directly into the living room, which forms the hub of the home and provides access throughout the property. Modern wood-effect flooring flows seamlessly through to the kitchen and bathroom, while the living room also offers ample space for dining. Set just off the main living area, the stylish and well-proportioned kitchen is fitted with contemporary units, stone-effect worktops with matching splashbacks, a sink with drainer, and an integrated oven, electric hob and fridge. A separate built-in cupboard adds excellent additional storage.

The spacious double bedroom features light, neutral décor, carpeted flooring, fitted lighting, and twin windows that allow plenty of natural light. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, panelled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (398 sq ft - 37 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in the International Financial Service District of Glasgow city centre, it is one of the most cosmopolitan and dynamic areas in Glasgow. It offers a wide range of amenities such as general and specialist shopping, designer brands, art galleries, museums, stunning architecture, and a variety of trendy bars and restaurants. Nearby are Strathclyde and Caledonian universities, the

Glasgow School of Art, the SEC, and the Clyde Auditorium. Excellent public transport links include Central and Queen Street rail stations, and St Enoch subway station. The Clydeside Expressway, Clyde Tunnel, M77, and the M8/M80 motorways provide quick access to central Scotland's main road network, as well as Glasgow and Edinburgh airports.





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