

GARDEN STIRLING BURNET

2/1 45 AITKEN STREET,

GLASGOW, G31 3ND

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Situated within an attractive traditional red sandstone tenement, this appealing one-bedroom flat offers well-presented accommodation, combining traditional Glasgow tenement character with a stylish and contemporary interior.
The property is ideally positioned for a variety of local amenities and transport links, with Glasgow City Centre conveniently accessible.
The accommodation comprises a welcoming entrance hallway, leading to a bright and spacious lounge, featuring a traditional front-facing bay window which floods the room with natural light. Generously proportioned, the lounge offers ample space for both comfortable seating and a dining area, making it an ideal space for relaxing and entertaining.
The kitchen provides practical storage with a range of fitted units and space for everyday appliances. The double bedroom is positioned to the rear of the property, while the bathroom is fitted with a three-piece suite.
The location offers convenient access to a range of everyday amenities, including local shops, cafés, restaurants and leisure facilities. There are also excellent public transport links providing access to Glasgow City Centre and surrounding areas, together with convenient connections to the central belt motorway network.
This property will appeal to first-time buyers, professionals and buy-to-let investors alike, early viewing advised!








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FEATURES

- Attractive traditional red sandstone tenement
- Well-presented one-bedroom flat
- Bright and spacious front-facing lounge
- Modern, contemporary interior décor
- Fitted kitchen
- Generous double bedroom
- Secure door entry system
- Convenient location for local amenities
- Excellent public transport links
- Easy access to Glasgow City Centre
- Double glazing and gas central heating



“Combines traditional Glasgow tenement character with a stylish and contemporary interior.”



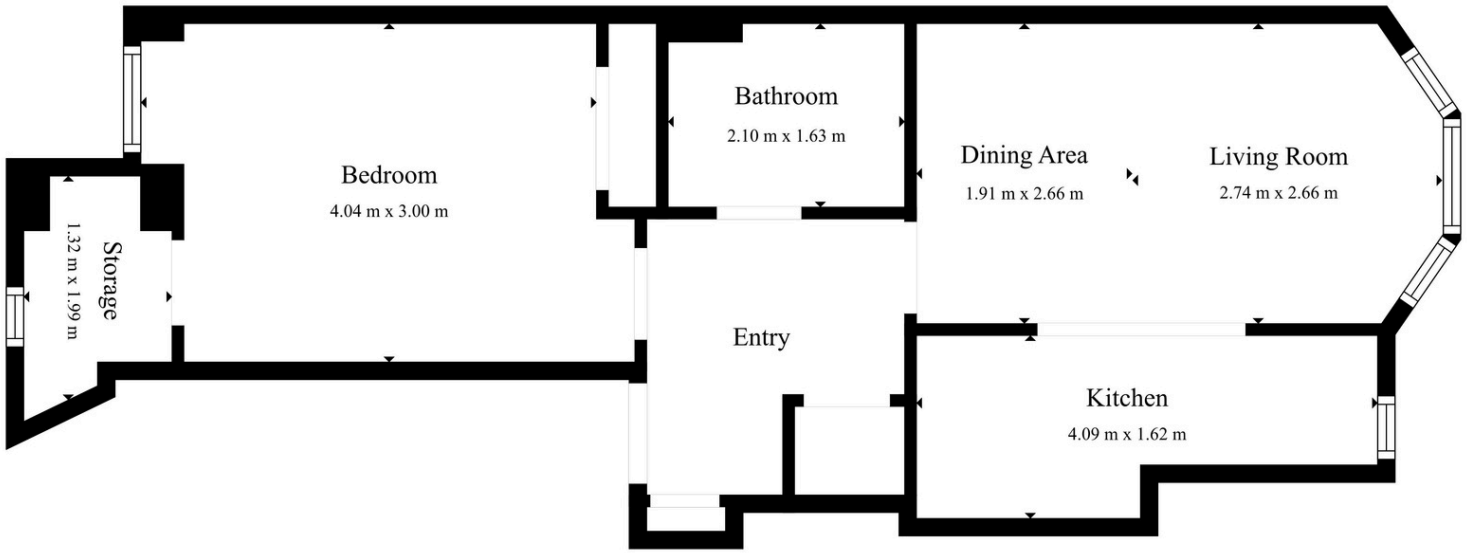


FLOORPLAN

OFFERS TO: 40
High Street
Glasgow, G1 1NL

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Total: 44 m2
1st Floor: 44 m2
Excluded Areas: Undefined: 0 M2, Walls: 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.