



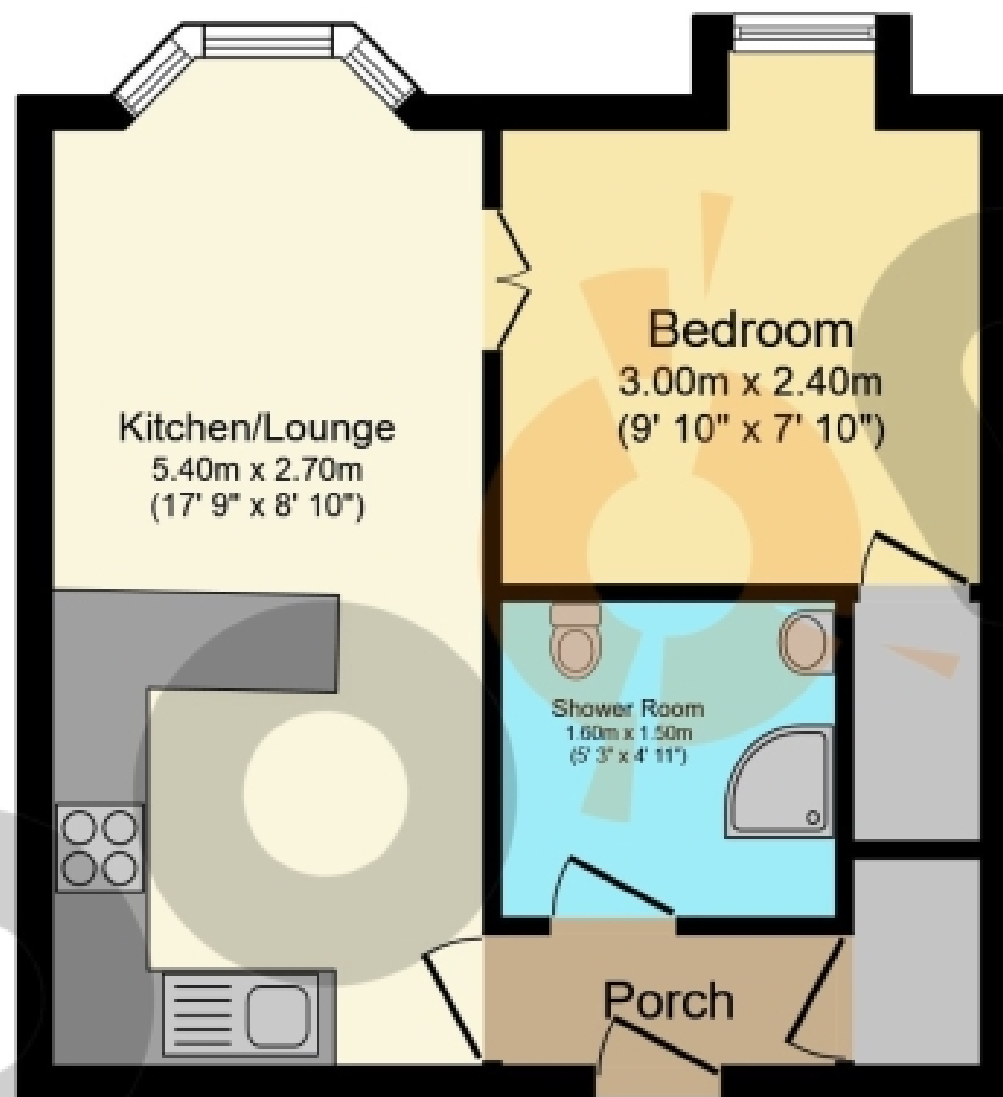
**15 (Flat 11) Dalcross Street, Glasgow**

**Offers Over £110,000**









### Floor Plan

Floor area 34.9 sq.m. (376 sq.ft.)

Total floor area: 34.9 sq.m. (376 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*FANTASTIC FIRST TIME PURCHASE \* HEART OF THE WEST END \* INVESTMENT OPPORTUNITY** close to university and a host of local amenities, restaurants, bars. **UNDERGROUND ON THE DOORSTEP.** View in person or online. Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report

If you're looking for a great apartment in the heart of the West End of Glasgow, then look no further. This compact traditional blond sandstone top floor flat has everything you need as a first time purchaser, investor, or for those looking to downsize. Located right next to Kelvinhall Underground station and just a short walk from a host of cafes, bars and restaurants. A short ride on the subway will also take you into the heart of Glasgow City Centre, this desirable property is not to be missed.

Entering the building via the security entry system, you will find all the communal areas within have been maintained to a high standard.

Internally, the apartment offers open living with a contemporary lounge area open plan to the fully fitted kitchen with beech effect cabinetry, electric oven and hob, undercounter fridge and dish washer. The open design of the kitchen makes for a very sociable space.

The bedroom is accessed via louvre doors from the lounge, and has timber effect flooring which has been carried through seamlessly from the lounge.

To complete the apartment internally is a pristine 3 piece shower room with walk in shower cubicle and wash hand basin contained within a stylish vanity unit.

The property further benefits from a communal lawned back garden space.

Dalcross Street is located just off Byres Road and close by is the popular Kelvingrove Art Gallery and Museum as well as Kelvingrove Park. This apartment is literally just a 10-minute walk from Glasgow University.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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