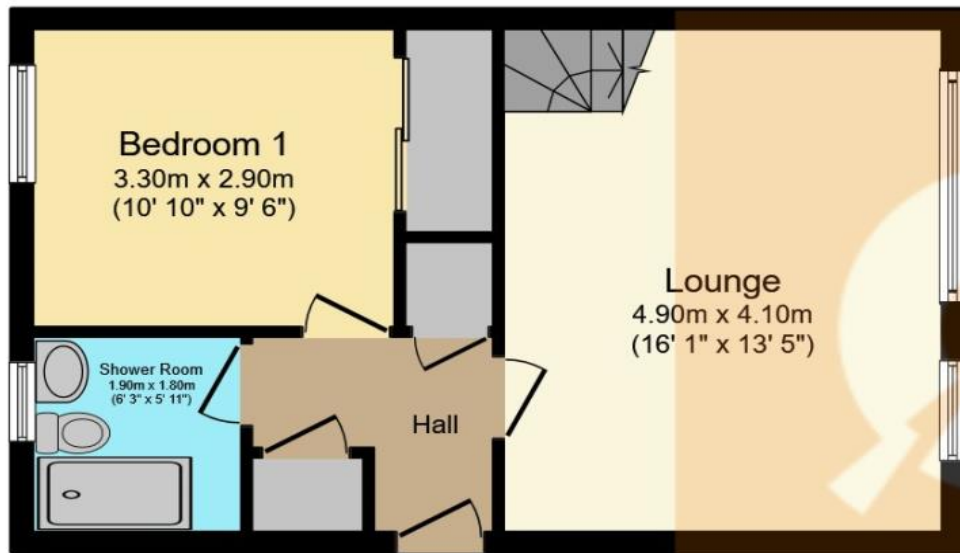




23, Flat 2/2, Naburn Gate, New Gorbals

Offers Over £169,000





Lower Level



Upper Level

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

The Property Boom are thrilled to introduce to the market this prime example of sleek and stylish city living. Boasting luxurious accommodation over two levels as well as high-end fixtures and fittings throughout, this bright and airy two-bedroom apartment is sure to appeal to a wide variety of buyers.

The building is entered via a secure door entry system into a well-maintained communal close and stairwell. First impressions are everything and that is certainly the case upon entering the warm and welcoming reception hallway, setting the tone for the rest of this beautiful property. The sumptuous family lounge with impressive ceiling heights is awash with natural sunlight coming from the immense vertical window formation, allowing access to a charming Juliette Balcony. The lounge has been flawlessly presented with contemporary tones and tasteful quality flooring and the attention to detail is superb to include the charming traditional-style radiators, filling the room with a lovely warmth.

This wonderful accommodation benefits from two generously proportioned double bedrooms. Bedroom One is ideally located on the lower level and is currently being utilised as a Home Office. This bedroom has been tastefully decorated with fresh neutral tones and mirror fitted wardrobes offer excellent storage solutions.

To complete the lower level is the ultra-modern shower room which is simply stunning. The shower room comprises of a three-piece suite to include a walk-in shower cubicle, w.c. and wash-hand-basin. Dazzling chrome fixtures and fittings can be found throughout and designer wall tiles compliment this space beautifully.

Access to the upper level is via a partially carpeted staircase with white timber bannister, leading you in the first instance to the impressive dining kitchen. There is a quality range of matte black wall to floor mounted units with contrasting counter tops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob and electric oven/grill with extractor hood and a designated dining area offers the perfect spot for entertaining guests all year round.

Bedroom Two can be found on the upper level and is extremely bright and airy with fitted wardrobes and neutral carpets, creating a cosy space to relax and unwind. This room is further complimented with an en-suite shower room which has been presented immaculately.

The property has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round. This property is a real credit to our clients, and we urge early viewing as properties of this calibre rarely come to the market.

This property is ideally situated for Blackfriars Primary School and is within walking distance of Hollybrook Academy. For detailed information on the great local and Independent schooling, please use The Property Boom's school catchment and performance tool on our website.

Glasgow City Centre is within a short walk from the property. The highly popular St. Enoch's Centre is just a 10-minute drive and The Forge Shopping Centre is a 15-minute drive which both offer a wider variety of shops and restaurants. New Gorbals offers numerous recreational facilities and is in close proximity to Richmond Park and Glasgow Green.

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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