

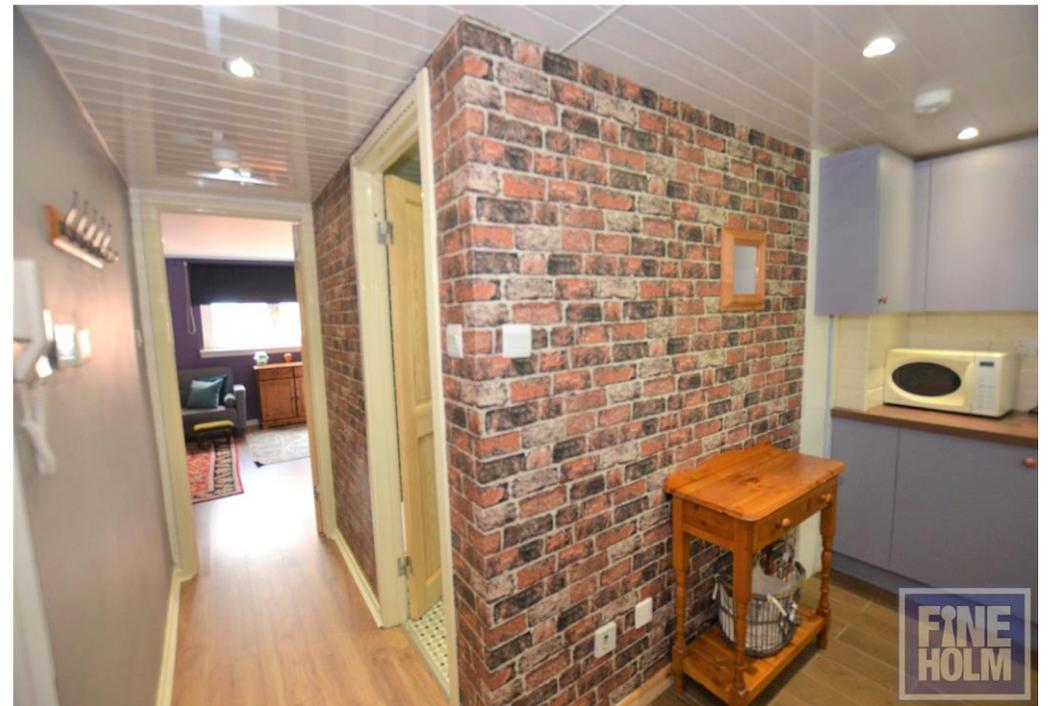


the **property** experts

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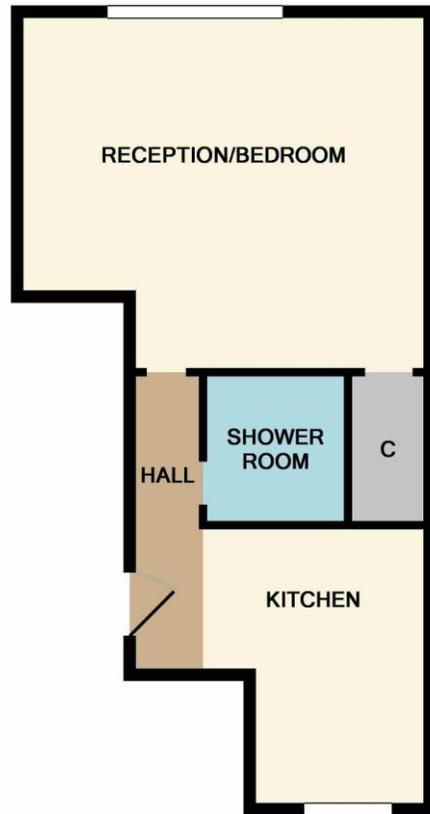
description

A unique studio style apartment that has been lovingly upgraded and provides a super stylish home. Located close to St Georges Cross Underground with easy access to the city centre and West End amenities.

Located on the third floor the accommodation comprises entrance hallway leading to the kitchen with a range of units, electric hob and oven, a stunning fully tiled shower room with large walk in shower cubicle and a reception/bedroom. The living area has a free standing fire surround giving a focal point to the room and the bedroom area has a built in storage unit.

The heating is operated by a modern Ecopod system which has an online prepaid account and offers very effective and economic heating.

The property is well suited for a host of amenities on Great Western Road and City Centre. The West End is easily accessible and there are excellent transport links with bus routes and St George's Cross Underground close by. The nearby M8 motorway provides access to the Central Belt motorway network and Glasgow Airport.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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measurements

ROOMS

Living/Bedroom - 16'3" x 14'1" (4.95m x 4.3m)

Kitchen - 11'1" x 7'1" (3.38m x 2.16m)

Shower Room - 5'11" x 5'8" (1.8m x 1.73m)

Hall - 11'9" x 2'11" (3.58m x 0.9m)



VIEWINGS, OFFERS AND SURVEYS

Viewings are by appointment only and can be arranged by contacting **0141 221 7993**.

All offers and intimations of interest should be submitted to **Fineholm, 114 Union Street, Glasgow, G1 3QQ**.

We can appoint **Surveyors** on your behalf as part of our free, no obligation service.

Date of Entry: Negotiable.

DISCLAIMER

Fineholm would like to draw your attention to the following:

1. These particulars do not constitute part of an offer or contract.
2. These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements or facts.
3. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise. We have not carried out a structural survey or assessed the services, appliances or any fittings.

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