



the **property** experts

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3/1 32 St. Ninian Terrace  
New Gorbals  
Glasgow G5 0RJ



# description

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GROUND FLOOR 66.48 sq. m.  
( 715.56 sq. ft. )



TOTAL FLOOR AREA: 66.48 sq. m. ( 715.56 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various colours and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 6/2016

This spacious 2-bedroom property occupies the preferred top floor position within this attractive contemporary building. Offering generous accommodation comprising of entry hall with 2 useful storage cupboards, one of which is currently being used as a small office, a bright lounge overlooking the attractive residential gardens, a modern fitted kitchen with appliances, 2 good sized double bedrooms with fitted wardrobes, and a modern bathroom with mains shower over bath.

Further benefits include gas central heating, double glazing, shared residential parking spaces and well-maintained residential gardens.

Locally, there is a wealth of amenities within walking distance including a large Co-op, library and Glasgow Club Leisure Centre. The city centre is less than a mile away offering excellent high street shopping, with plentiful bars and restaurants especially around the nearby Merchant City.

The property will suit a wide range of buyers from city professionals to investors/parents buying for students.

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## measurements

### ROOMS

Lounge - 16'11" (5.15m) at widest x 14'4" (4.36m)

Kitchen - 10'1" x 9'1" (3.07m x 2.77m)

Bedroom 1 - 10'10" x 10'8" (3.3m x 3.25m)

Bedroom 2 - 11'5" x 9'6" (3.48m x 2.9m)

Bathroom - 7'3" x 5'7" (2.2m x 1.7m)



## 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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