



1/2 291 Sauchiehall Street
Glasgow | G2 3HQ

pattison & co

Two Bedroom Flat



1/2 291 Sauchiehall Street, Glasgow, G2 3HQ

A fabulous first floor two bedroom apartment, within a traditional blonde sandstone tenement, located in the heart of the city centre with a host of amenities on the doorstep and a prime location for all Glasgow universities. This recently refurbished flat with new wiring, plumbing, heating, kitchen and bathroom offers spacious and flexible accommodation and will appeal to a wide range of buyers.

The property enters into a spacious hallway with a storage cupboard and doors to all apartments. The sitting room is bright and spacious, with windows offering a view of C R McIntosh Art School and a door to the dining kitchen. The dining kitchen is fully fitted with a range of wall and floor mounted units, a gas hob and oven and has ample space for a dining table. It further features ornate corning and a window overlooking the front. There are two double bedrooms in the property, both to the rear. The master bedroom is a spacious double room with south facing windows and a walk in wardrobe. The second bedroom is a good sized double room also with a useful storage cupboard. The accommodation is completed with the family bathroom which is fitted with a three piece suite and features an ornate stained glass ceiling over the bath. The property has gas central heating throughout



This traditional, blonde sandstone tenement block has a secure entry system at ground level with on-street parking available on the surrounding streets with permits available via Glasgow City Council. The property has a wide variety of local amenities on it's doorstep with Centre For Contemporary Arts (CCA), Glasgow Film Theatre (GFT) and McIntosh Art School, Glasgow Dental Hospital just down the street, there are plenty of excellent shops, cafes, bars and restaurants, all within minutes distance.

All room measurements are taken at the longest and widest point.

Sitting room: 5.46m x 4.25m

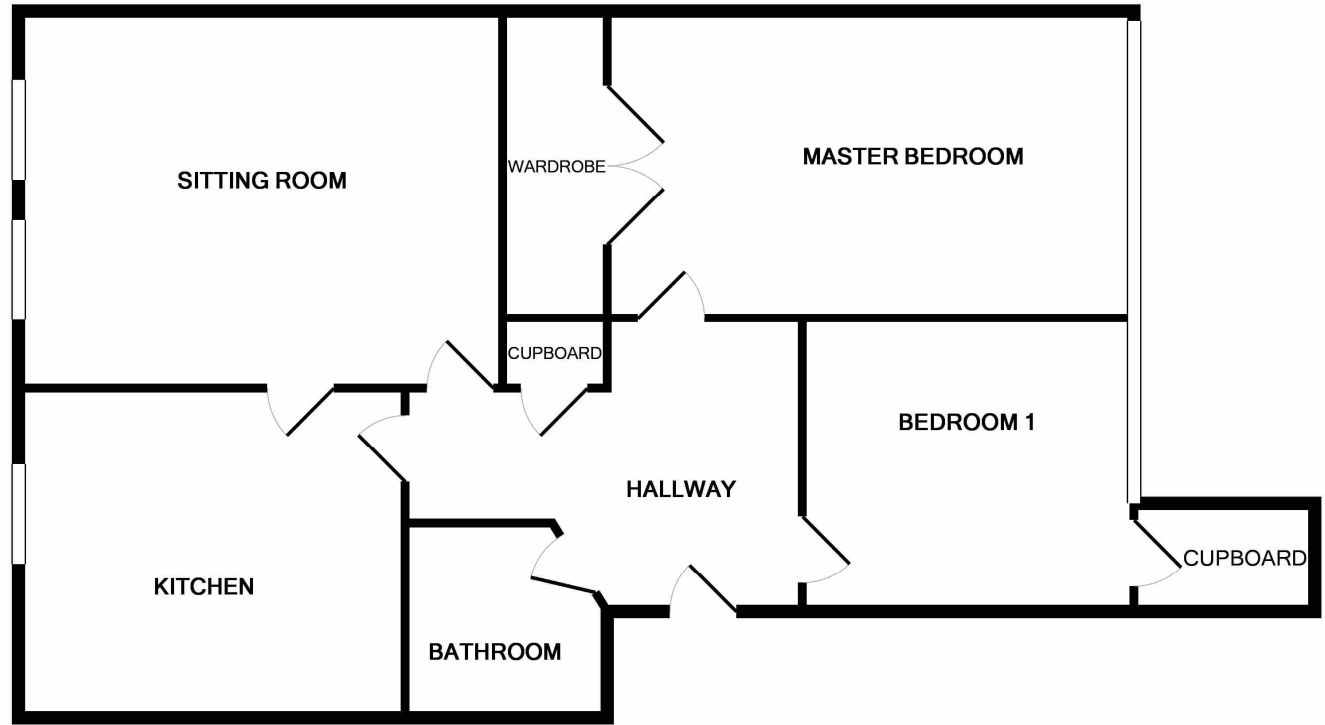
Dining Kitchen: 4.36m x 3.72m

Master Bedroom: 5.89m x 3.45m

Walk in Wardrobe: 3.45 x 1.25

Bedroom 2: 3.72m x 3.33m

Bathroom: 2.17m x 2.19m



TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.7 SQ.M.)

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.