



Flat 5, 203 Pitt Street
Glasgow City Centre | G2 4DT

pattison&co

Offers Over £129,000



Flat 5, 203 Pitt Street, Glasgow, G2 4DT

This is an impressive 1 bed flat situated on the second floor of the stunning Honeyman, Keppie and Mackintosh designed building, which was originally completed for James Simpson & Sons, cabinetmakers and upholsterers in the early 1900's. The property enters by a bright and welcoming hallway giving access to all apartments. The open plan kitchen / living space boasts triple bay window for maximum light exposure, and provides breath taking views of architecturally exquisite buildings in Glasgow's City Centre. The kitchen includes wall and floor mounted cabinetry, ample worktop space and space for white goods. The bedroom provides ample space for a double bed and benefits from integrated wardrobe space. The property is completed with bathroom providing three piece modern suite and shower over bath. The property specification includes electric storage heating, timber framed double glazed windows and secure entry. The property is in an excellent central location, being only a few minutes walk from the City Centre amenities. Glasgow School of Art and the Kings Theatre are just a short distance away, as is popular Sauchiehall Street where you will find bustling amenities such as bars, restaurants and shops. The M8 motorway network is a short distance away connecting the property to the West of Scotland and beyond.



All room measurements are taken from the longest and widest points:-
Living Room and Kitchen: 10.69m x 3.85m
Bedroom: 4.61m x 2.85m
Bathroom: 2.10m x 1.74m
Hall: 2.10m x 2.10m



Pitt Street, Glasgow G2 4DT



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61	68
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 63.3 sq. metres (681.5 sq. feet)

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.



117 Byres Road, GLASGOW, G12 8TT
 www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706