



Flat 3/1, 7 Vinicombe Street
Glasgow West End | G12 8BH

pattison&co

Offers Over £275,000



Flat 3/1, 7 Vinicombe Street, Glasgow, G12 8BH

This wonderfully presented 2 bed flat within traditional red sandstone Victorian Tenement is offered to the market in the heart of Glasgow's illustrious West End. The property enters by an immaculately kept secure close and is accessed on the third floor via stairs. The property enters by a bright and welcoming hallway giving access to all apartments. The spacious living room welcomes an abundance of natural light and has been neutrally decorated, showcasing traditional bay window and feature fireplace (which has been disconnected). The property benefits from period wooden flooring throughout. The kitchen includes wall and floor mounted cabinetry with space aplenty for a large dining table and chairs, and offers views of the tranquil and well maintained rear communal gardens. Bedrooms 1 and 2, both front facing, both provide ample space for a double bed with storage. The bathroom includes half height tiling, white sanitaryware and shower over bath. The property specification includes secure entry, single glazed timber double hung sash and case windows, and Valliant gas fired boiler. The property's location is unmatched being a short distance from Glasgow's famous Byres Road, and botanical gardens, and a range of supermarkets such as Watitrose and Tesco. The property is just a short walk from Hillhead Subway Station connecting the property to Glasgow City Centre in less than 10 minutes.

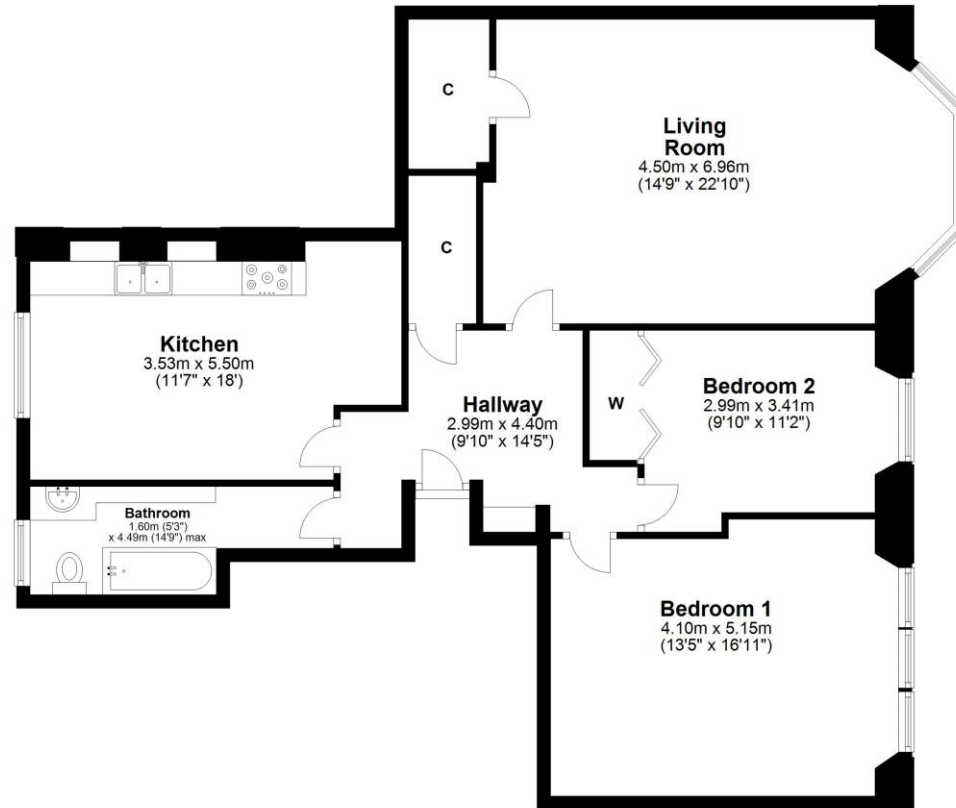


All room measurements are taken at the longest and widest points and are approximate:-

- Hallway: 2.99m x 4.40m
- Living Room: 4.50m x 6.96m
- Kitchen: 3.53m x 5.50m
- Bedroom 1: 4.10m x 5.15m
- Bedroom 2: 2.99m x 3.41m
- Bathroom: 1.60m x 4.49m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56
39-54	E	48	
21-38	F		
1-20	G		

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



Total area: approx. 100.5 sq. metres (1082.0 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.