



Flat 2/1, 54 Napier's Street
Glasgow | G20 6EX

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Offers Over £155,000



Flat 2/1, 54 Napiershall Street, Glasgow, G20 6EX

Nestled in the vibrant area of Napiershall Street, Glasgow, this charming second-floor flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, each capable of accommodating a double bed along with ample storage, this property is ideal for individuals or small families seeking a welcoming home. The spacious living room serves as the heart of the home, offering a generous area for relaxation and entertainment. From here, you can access your exclusive terrace, a perfect spot for enjoying the fresh air or hosting small gatherings with friends. The kitchen is thoughtfully designed, featuring a good-sized layout that includes a separate dining area, making it an excellent space for family meals or casual dining. The overall flow of the flat is both practical and inviting, ensuring that every corner is utilised effectively with multiple storage cupboards throughout. The family bathroom features full height tiling to walls, white sanitaryware and shower over bath. Additionally, the property features a well maintained shared drying green at the rear. The property specification includes gas fired combi boiler housed in the kitchen, and timber casement double glazed windows. Parking is conveniently on street and residents permits are available from Glasgow City Council. Located in a lively neighbourhood, this property is well-positioned to take advantage of local amenities, transport links, and the cultural offerings of Glasgow. Whether you are a first-time buyer or looking to invest, this flat presents a wonderful opportunity to embrace city living in a comfortable and stylish setting. Don't miss the chance to make this charming house your own in the heart of Glasgow.



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

Hall: 1.59m x 6.24m

Living Room: 4.87m x 2.97m

Kitchen: 1.84m x 3.05m

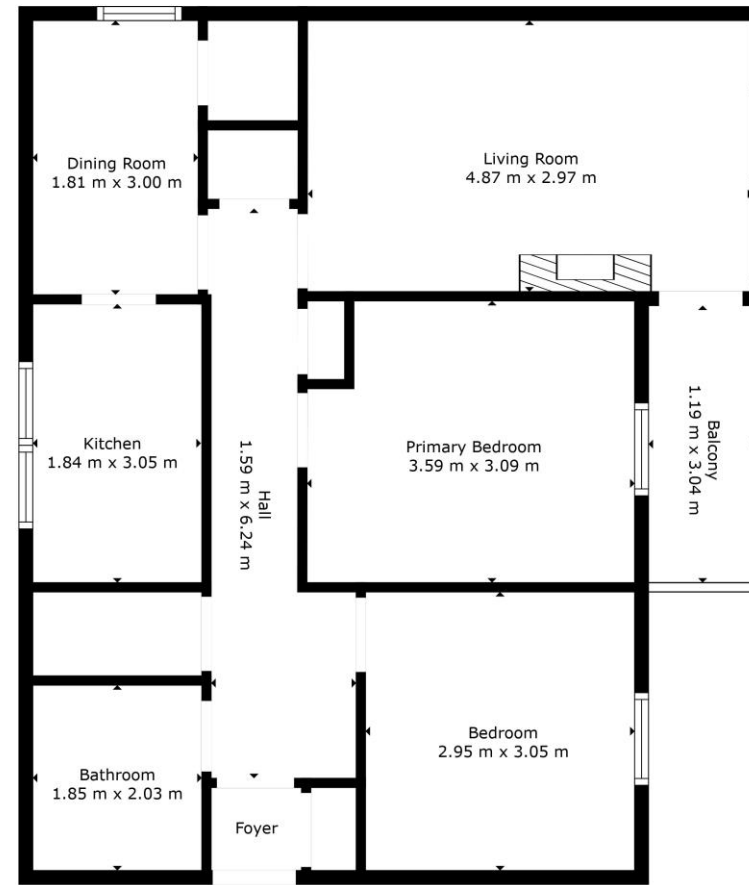
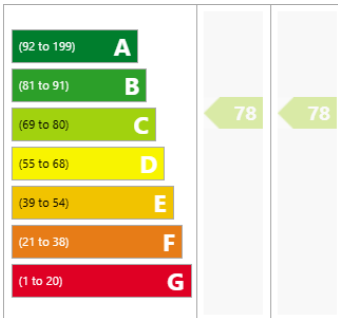
Dining Room: 1.81m x 3.00m

Primary Bedroom: 3.59m x 3.09m

Second Bedroom: 2.95m x 3.05m

Bathroom: 1.85m x 2.03m

Terrace: 1.19m x 3.04m



TOTAL: 65 m2
 FLOOR 1: 65 m2
 EXCLUDED AREAS: BALCONY: 4 m2
 WALLS: 6 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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.



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