



GARDEN STIRLING BURNET

**FLAT 1-1, 174 CALDER STREET**  
GOVANHILL, GLASGOW, G42 7QR



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Located in the vibrant Southside of Glasgow, this first floor one-bedroom flat in a traditional tenement is a great opportunity for first time buyers, professionals or rental investment. The classically-proportioned interiors feature a south-facing dining kitchen/living room (with an alcove ideal as a study nook), a bright bay-fronted bedroom with period cornicework and feature fireplace, and a stylish bathroom with shower-over-bath and storage. Situated within easy reach of local shops, amenities and green spaces, the prime city location also offers a communal garden and conveniently unrestricted parking on surrounding streets. Extras: All fitted floor and window coverings and light fittings are included.

## FEATURES

- First-floor flat in a traditional tenement
- Convenient city location
- Close to local shops and amenities
- Accessed through a secure shared stairwell
- Welcoming hallway
- Sunny open-plan kitchen/living room, with study nook
- Bay-fronted double bedroom with period features
- Bright and stylish bathroom with shower-over-bath
- Rear communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing









**OFFERS TO:**  
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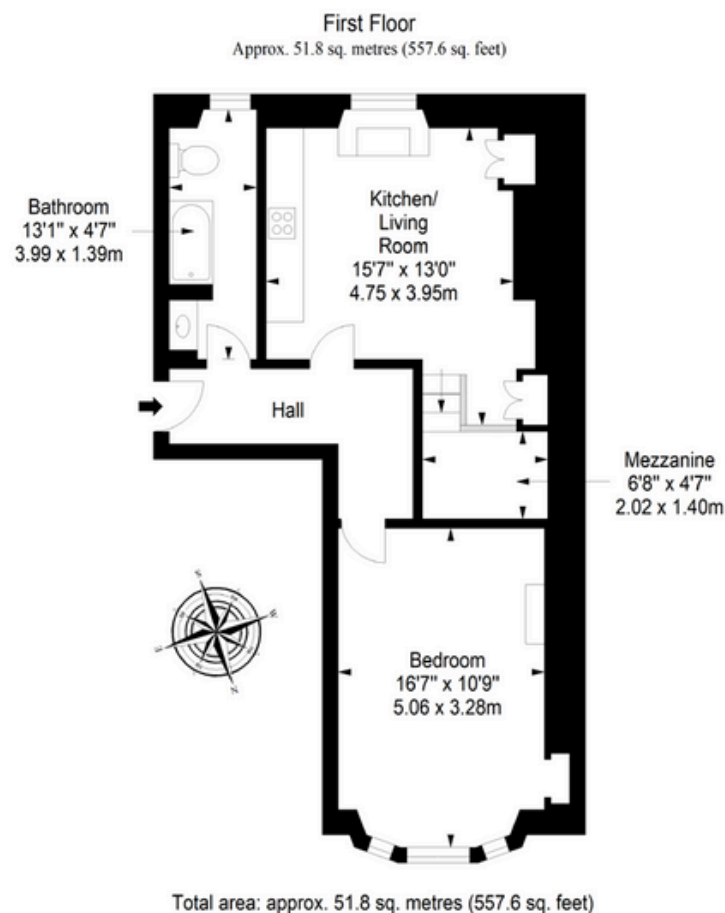
## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

## CURRENT FLOORPLAN



## POTENTIAL FLOORPLAN

