



## 5/1 DALHOUSIE COURT

42 WEST GRAHAM STREET, GARNETHILL

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**42 West Graham Street is a fantastic two bedroom modern apartment, situated in the highly sought after Garnethill district, and is perfectly located for a wealth of local amenities and transport links including close access to the M8 and City Centre.**

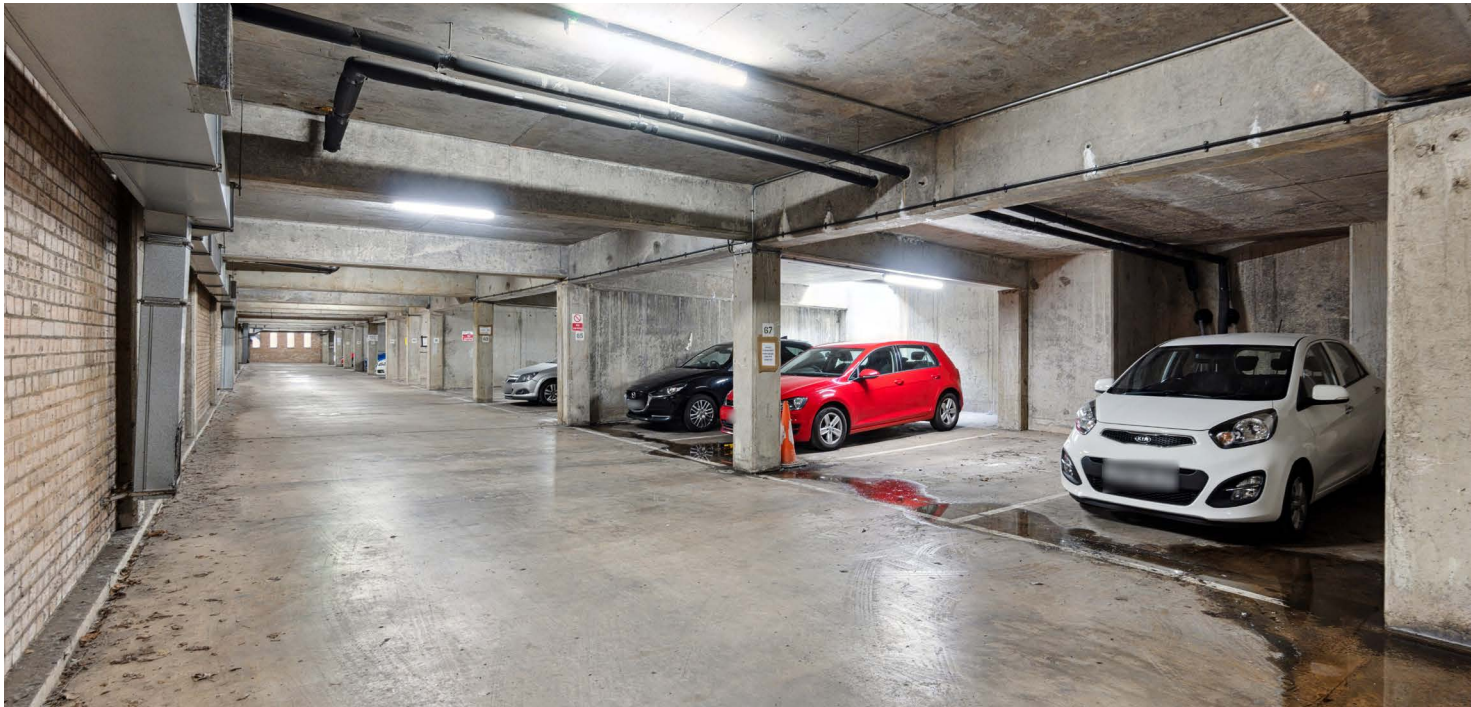
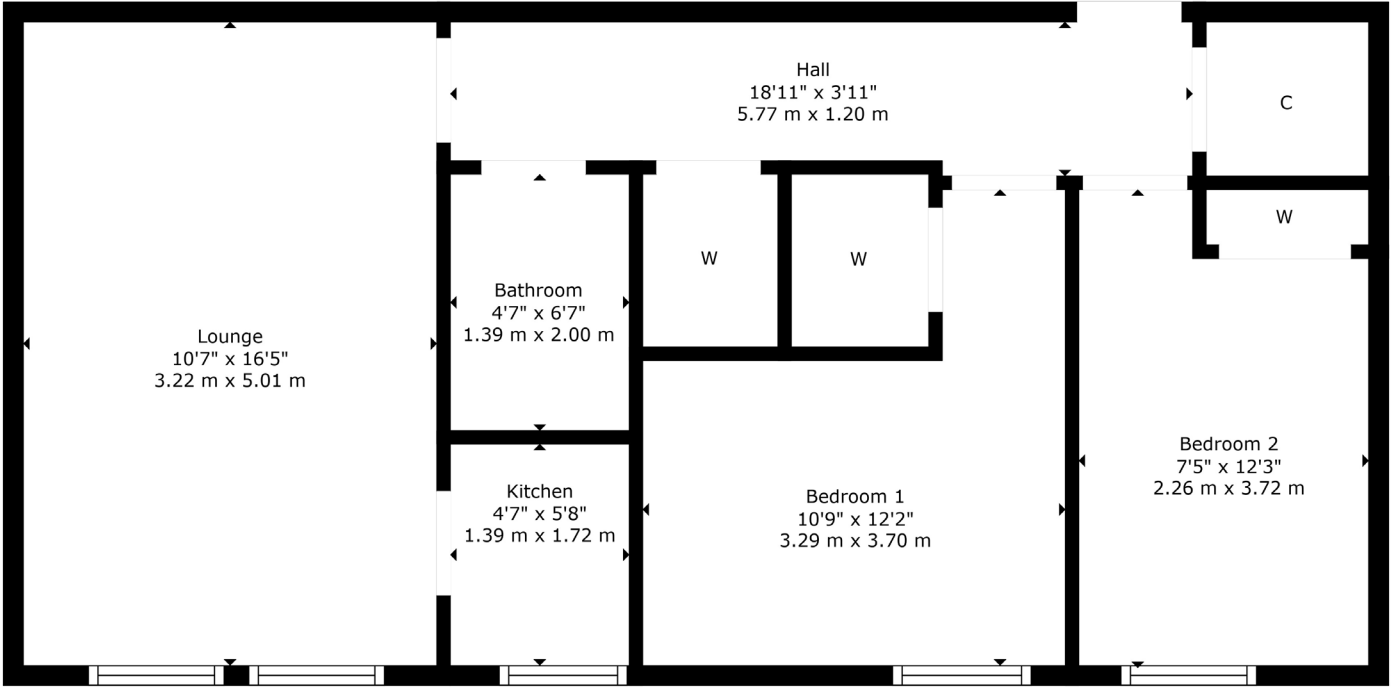
The building is entered via secure door entry providing access to a well-maintained entrance hall with lift and stairs leading to all levels. Internally, the accommodation comprises; welcoming reception hall with two good sized storage cupboards off, bright and spacious lounge to the rear with ample space for dining and a modern kitchen off, boasting a range of base and wall mounted units. There are two generous double bedrooms both boasting in-built storage space and finally, a well-appointed modern three-piece bathroom with shower over bath.

The property has electric heating, double glazed windows and an allocated parking space in the secure underground residents parking with an electric, fob-controlled door entry system.









The property is situated in Garnethill, on the edge of Glasgow City Centre.

There are excellent local bars and restaurants including The Citizen Glasgow, The Spanish Butcher, Paesano Pizza, Wunderbar, Bucks Bar, The Corinthian Club etc. Additionally, there is a wide variety of shopping outlets along Glasgow Buchanan Street and Sauchiehall Street, as well as entertainment activities such as Glasgow Cineworld, Jungle Rumble Adventure Golf and X-Escape Room.

Established educational institutes such as The University of Strathclyde, Glasgow Caledonian University, Glasgow School of Art, The Royal Conservatoire of Scotland and City of Glasgow College are located nearby.

There are many links to the M8 motorway and Glasgow International Airport. Public transport is very accessible with Glasgow Buchanan Bus Station, Glasgow Queen Street and Cowcaddens subway station being in close proximity to the property.

**WE5045** | Sat Nav: 42 West Graham Street, Garnethill, G4 9LH

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON  
YOUR FUTURE



Corum West End  
82 Hyndland Road, Glasgow, G12 9UT

**Tel:** 0141 357 1888

**Email:** westendnq@corumproperty.co.uk

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)