



**1/1 35 ESMOND STREET**  
YORKHILL

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

**1/1 35 Esmond Street is a fantastic one-bedroom, first floor tenement flat that has been well-maintained and decorated by the current owner, located in the highly sought after Yorkhill area.**

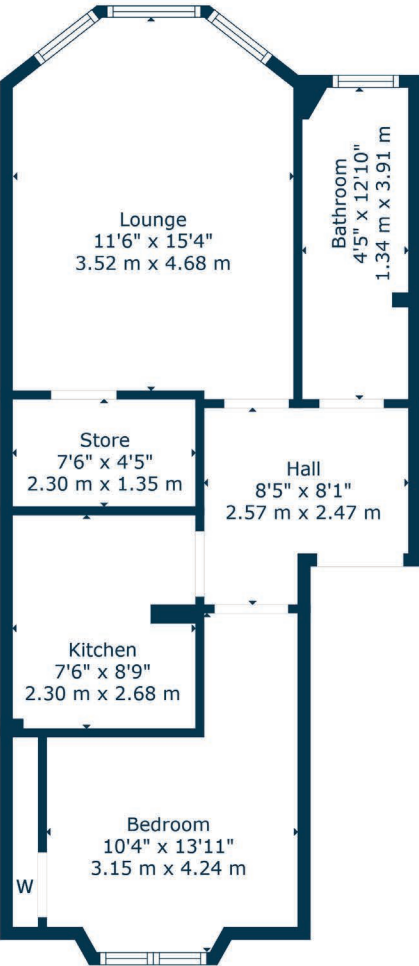
Entrance to the building is via a residents'-controlled entry system, leading into a well-maintained communal hall. The internal accommodation comprises; welcoming reception hallway, spacious bay windowed lounge to the front, large storage cupboard off the lounge, and a modern internal style kitchen with an array of base and wall mounted units. A double bedroom to the rear and bathroom, with shower over bath, completes the accommodation on offer.

The flat has gas central heating, double glazing, secure entry system and communal rear gardens.









The Yorkhill district is ideally located close to a wealth of local amenities/transport links and is just off Argyle Street and the Finnieston area. There are excellent local bars and restaurants including The Ox & Finch, The Gannet, Six by Nico, Kelvingrove Café, The Butcher Shop Bar & Grill, The Crab Shakk and The Finnieston. There is modern housing, office, retail, leisure and arts & culture developments, including the famous Kelvingrove Art Galleries and Riverside Museum.

There are also excellent road networks linking to the City Centre, M8 and the Kingston Bridge for Glasgow's International Airport.

**WE5422** | Sat Nav: 1/1 35 Esmond Street, Yorkhill, Glasgow, G3 8SL

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





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