



MURPHY &
FORRESTER
ESTATE AGENTS
Est. 2017

Garnethill Street, Glasgow
Offers Over £210,000
2 bedroom apartment for sale | Freehold

For Sale

This Attractive blonde sandstone building on Garnethill Street dates from the late 1800's when it was built as the Garnethill High School for Girls. In keeping with a building from that time there is an intricate and interesting external facade and internally a feeling of grandeur and opulence is retained. The building was converted to residential use in the 1990's at which time this apartment was created.

The ceiling heights have to be seen to be believed and the floor space is very generous for a two bedroom apartment. There is lots of storage space and large open plan living there. Two enormous windows give great views over North Glasgow toward the Campsie hills.

There is a shared carpark to the side which the new owner will have access to.

The property for sale comprises of;

- Common entrance from Garnethill Street with imposing ceiling height pillars.
- Staircase.
- Secure internal hallway.
- Entrance hallway leading to all rooms.
- Large Store - housing the wet electric boiler system but with lots of storage space.
- Living area with large window and ample space for seating.
- Dining area - open plan to the living room giving access to the kitchen.
- Kitchen - with wall mounted and floor standing units.
- From the living space there is a staircase which leads to a mezzanine level bedroom area. There is a large built in wardrobe with sliding mirrored fronts.
- Bedroom - from the hallway there is a large double bedroom with huge ceiling height and fitted wardrobes.
- Bathroom with white modern suite and full height tiling.

The approximated room sizes taken at widest points are as follows;

KITCHEN 2.9M X 3.3M

BATHROOM 2.8M X 2.6M

BEDROOM 3.9M X 3.7M

MEZZANINE BEDROOM 6.7M X 2.9M

LIVING ROOM 5.8M X 4.0M

DINING ROOM 2.9M X 4.0M

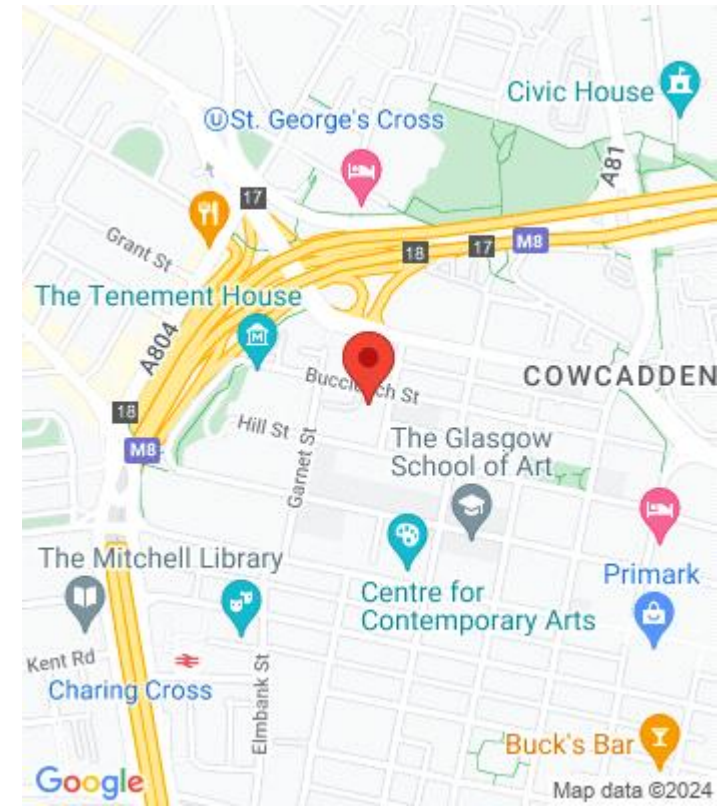
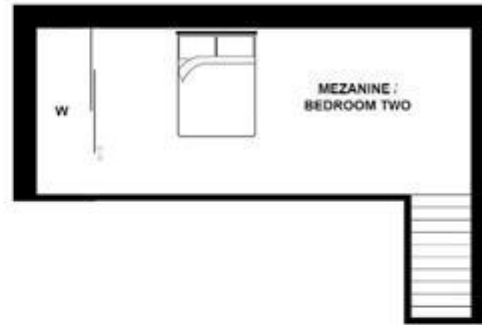
We have a range of flexible viewing times over evenings and weekends please get in touch to book a look around this stunning home.

Council Tax Band: B

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	46	46	(39-54) E	52	52
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).