



3/3, 27 Inchgarvie Loan, Glasgow, G5 0GT

Spacious & Stylish, Two-Bedroom, Third-Floor Flat

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Property Description

Forming part of a modern development in the popular Dalmarnock area, just south of Glasgow city centre, this spacious and stylish third-floor flat offers contemporary living with excellent natural light throughout.

Comprises an entrance hall, an open-plan living/dining room and kitchen, two double bedrooms, and a family-size bathroom.

Well finished throughout, with modern fittings and tasteful decor, highlights include a contemporary kitchen with integrated appliances and a stylish four-piece bathroom suite.

In addition, features include an impressive south-facing dual-aspect public room with an abundance of natural light, gas central heating, double glazing and good integrated storage throughout.

A welcoming entrance hall provides access to all rooms and includes two convenient storage cupboards. At the heart of the home is a bright and generously proportioned open-plan living, dining, and kitchen area. Benefitting from a south-facing dual aspect and four large windows, the space is flooded with natural light. The lounge area is comfortably carpeted with a central light fitting, while the kitchen and dining area feature laminate flooring and modern spotlights for a fresh, clean finish. The modern fitted kitchen boasts wall and base units with stone-effect worktops, a tiled splashback, and a full range of integrated appliances including an eye-level oven and microwave, gas hob, fridge/freezer, and washing machine.

Both bedrooms are well-proportioned doubles, tastefully finished with carpeted flooring and central light fittings. The main bedroom further benefits from a built-in wardrobe for added convenience. Completing the accommodation, a stylish family-sized bathroom is fitted with a modern four-piece suite including a separate shower cubicle and bathtub, and full-height tiled splash walls.

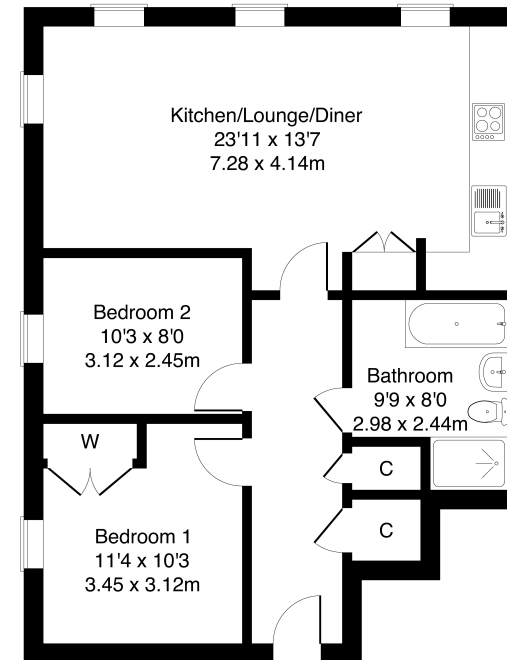
An ideal home for first-time buyers, professionals, or investors alike, this property combines modern comfort with a fantastic location close to Glasgow Green, local amenities, transport links, and the city centre.

An EWS1 form has been obtained and can be found at the back of the Home Report.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated in the well-connected Dalmarnock district, this property enjoys convenient access to Glasgow's vibrant Merchant City and a wide range of local amenities. Residents benefit from nearby supermarkets, including Tesco Extra, Morrisons, ALDI, and Lidl, along with local shops, medical practices, and schools at both primary and secondary levels. The area also boasts excellent recreational and sporting facilities, with green spaces such as the expansive Glasgow Green and other country parks close at hand. Merchant City, just a short distance away, offers an even greater selection of amenities, including high-end and specialist retail outlets, art galleries, museums, striking

architecture, and an array of trendy bars and restaurants. The location is ideal for students and professionals alike, with Strathclyde University, Caledonian University, the Glasgow School of Art, the SEC, and The Clyde Auditorium all within easy reach. Transport links are excellent, with frequent public transport options including Dalmarnock and Bridgeton railway stations just a short walk away, and further rail connections from Argyle Street, High Street, and Bellgrove. For drivers, the nearby A74 and M74 provide quick access to the motorway network, making travel throughout central Scotland highly convenient.





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