

0/1, 50 Craigie Street

STRATHBUNGO, GLASGOW, G42 8NH



*Spacious one-bedroom ground floor flat
in Strathbungo/Govanhill border*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this generously sized, ground-floor one-bedroom flat, which offers an ideal opportunity for first-time buyers or those looking for a hassle-free rental investment.

The property is presented in walk-in condition and offers a blend of period proportions and modern upgrades, with high ceilings, large windows, and a bright, open feel throughout.

THE LOUNGE/KITCHEN



Inside, the property comprises an open plan living/kitchen area with great natural light and a stylish layout. The kitchen has recently fitted appliances, perfect for everyday cooking or entertaining.



The newly tiled shower room has a fresh, modern finish, and the separate WC adds practicality and privacy. Room sizes are exceptional throughout, rarely found in one-bedroom flats.

THE SHOWER ROOM & WC



THE BEDROOM



In addition, there is access to a well-maintained communal garden, ideal for relaxing outdoors, a secure entry system and on-street parking is available.

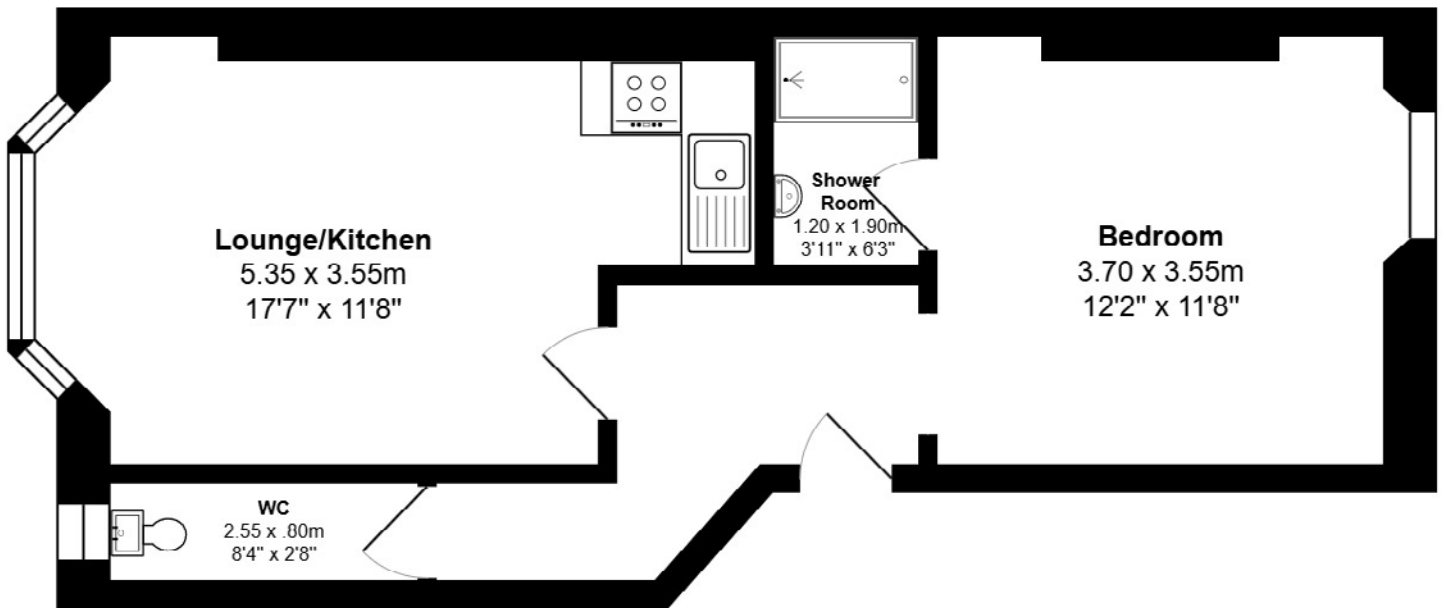
Positioned just a short stroll from the independent cafés and restaurants of Strathbungo's vibrant Pollokshaws Road and the thriving energy of Victoria Road, the location is second to none. Excellent transport links, including nearby train stations and frequent bus routes, offer quick access to Glasgow city centre and beyond.

EXTERNALS



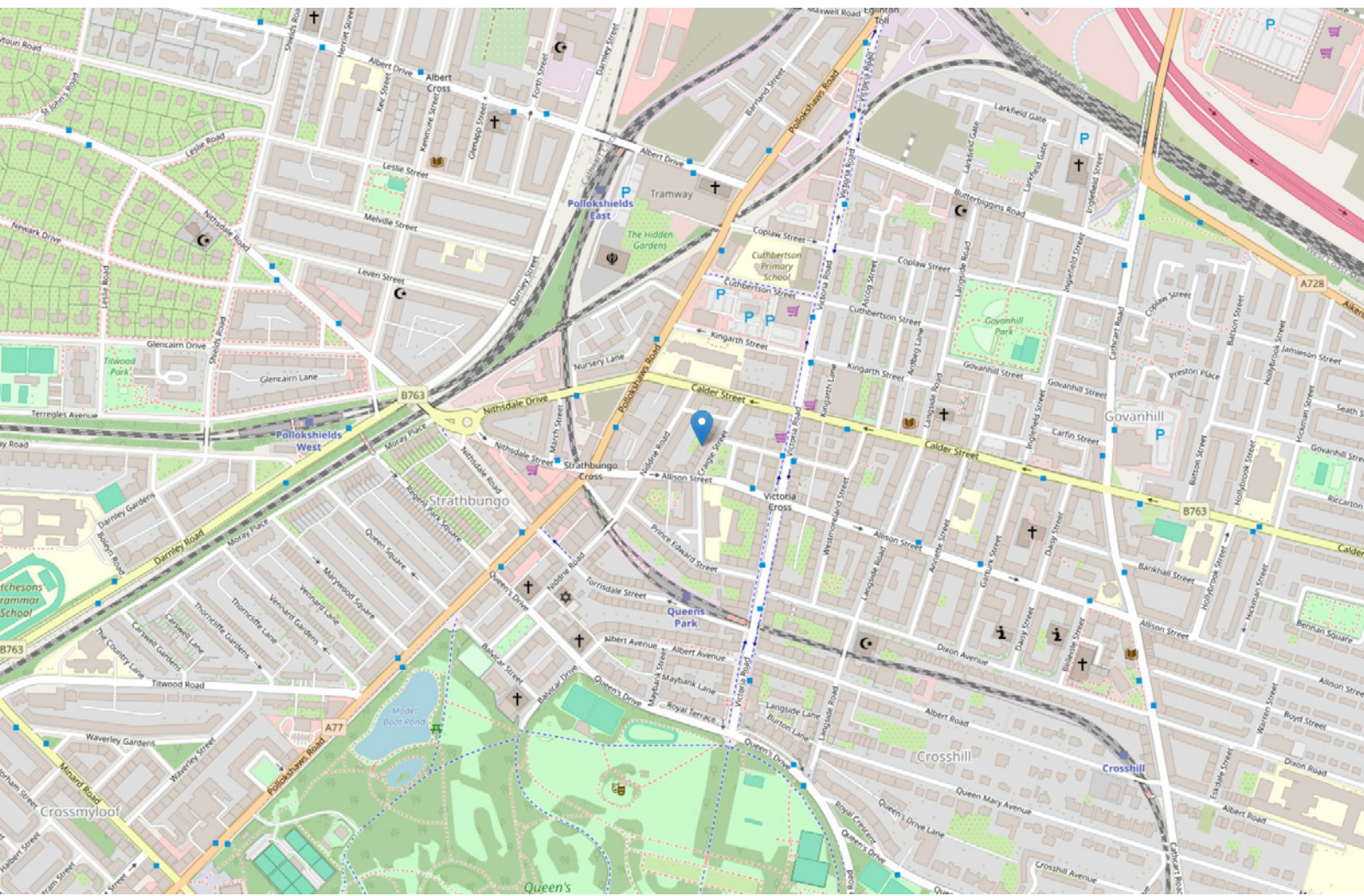
Whether you're looking to take your first step on the property ladder or secure a ready-to-let flat in an increasingly popular part of town, this charming home is one not to miss. Early viewing is highly recommended.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): TBCm² | EPC Rating: TBC



THE LOCATION

Perfectly positioned between two of Glasgow's most characterful and dynamic neighbourhoods, the Strathbungo-Govanhill border offers the best of both worlds: the charm and café culture of Strathbungo blended with the vibrant energy and diversity of Govanhill. Strathbungo is widely regarded as one of Glasgow's most desirable neighbourhoods. Known for its beautiful Victorian terraces, leafy streets, and strong sense of community, it has become a magnet for creatives, young professionals, and those who appreciate a village feel in the heart of the city. The buzzing Pollokshaws Road is home to an ever-evolving mix of independent restaurants, artisan coffee spots, and stylish bars, all just a short stroll away.





Govanhill, meanwhile, is a lively and multicultural area that has seen a steady wave of regeneration, attracting a growing number of first-time buyers and investors. With an eclectic mix of shops, vintage stores, bakeries, and eateries from around the world, it offers something truly unique. Community events, galleries, and grassroots organisations also add to the area's rich and inclusive atmosphere.

Transport links are outstanding, with Queens Park and Pollokshields West train stations both within walking distance, offering quick access to the city centre and the West End. The area is also well-served by buses and close to major road networks, making commuting straightforward.

Whether you're looking for cultural vibrancy, green spaces like Queen's Park, or a neighbourhood with a strong creative pulse, this location has it all and is fast becoming one of Glasgow's most sought-after spots.



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