

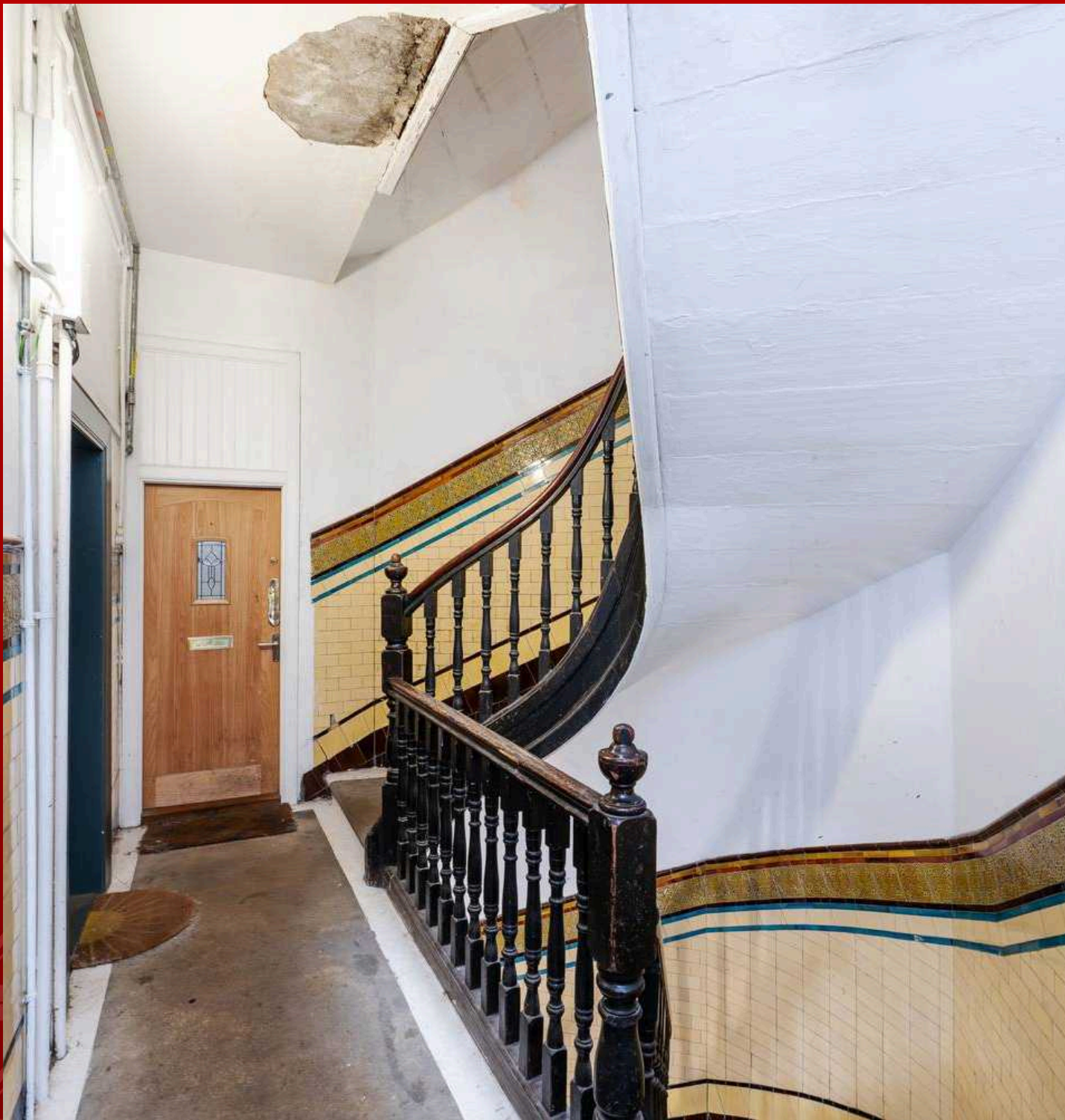


1/2, 214 Hunter Street

In Excess of £165,000



RE/MAX
Estate



1/2

214 Hunter Street, Glasgow

Spacious 2-bed flat in great location, ideal for first-time buyers or investors. Features generous bedrooms, modern bathroom, well-proportioned kitchen, and stylish layout. Freehold. A fantastic opportunity for hassle-free living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

The hallway provides a warm and welcoming entrance, with a generous size and unique shape that adds character to the space. It offers convenient access to the bathroom, lounge, kitchen, and two bedrooms, ensuring a well-connected flow throughout the home. A good-sized storage cupboard enhances functionality, while the laminate flooring and central spot lighting create a modern and polished look. This hallway is both practical and stylish, making a great first impression.

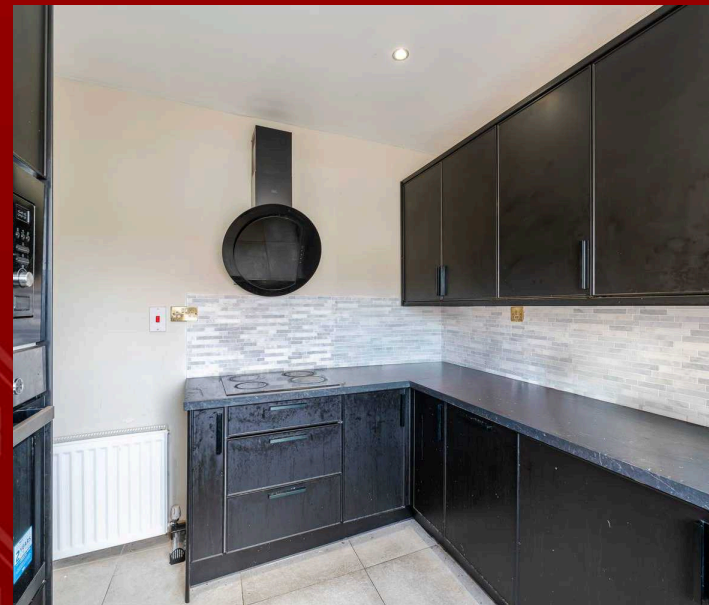
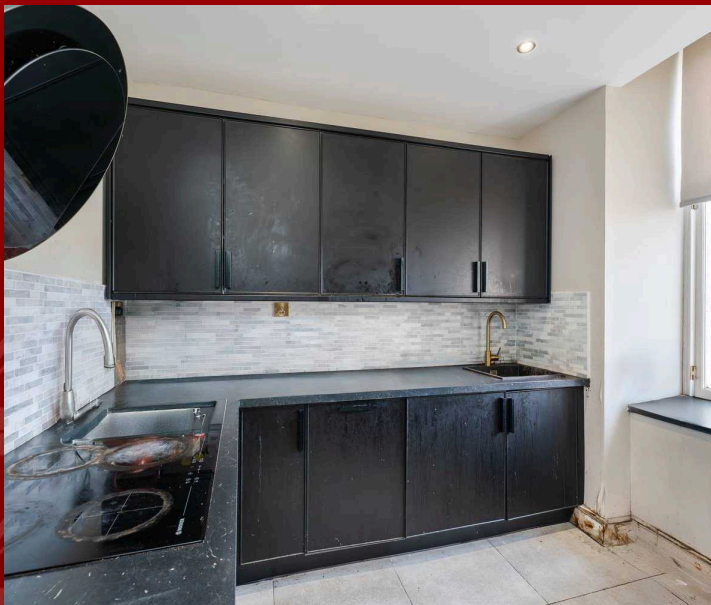
Lounge/Diner

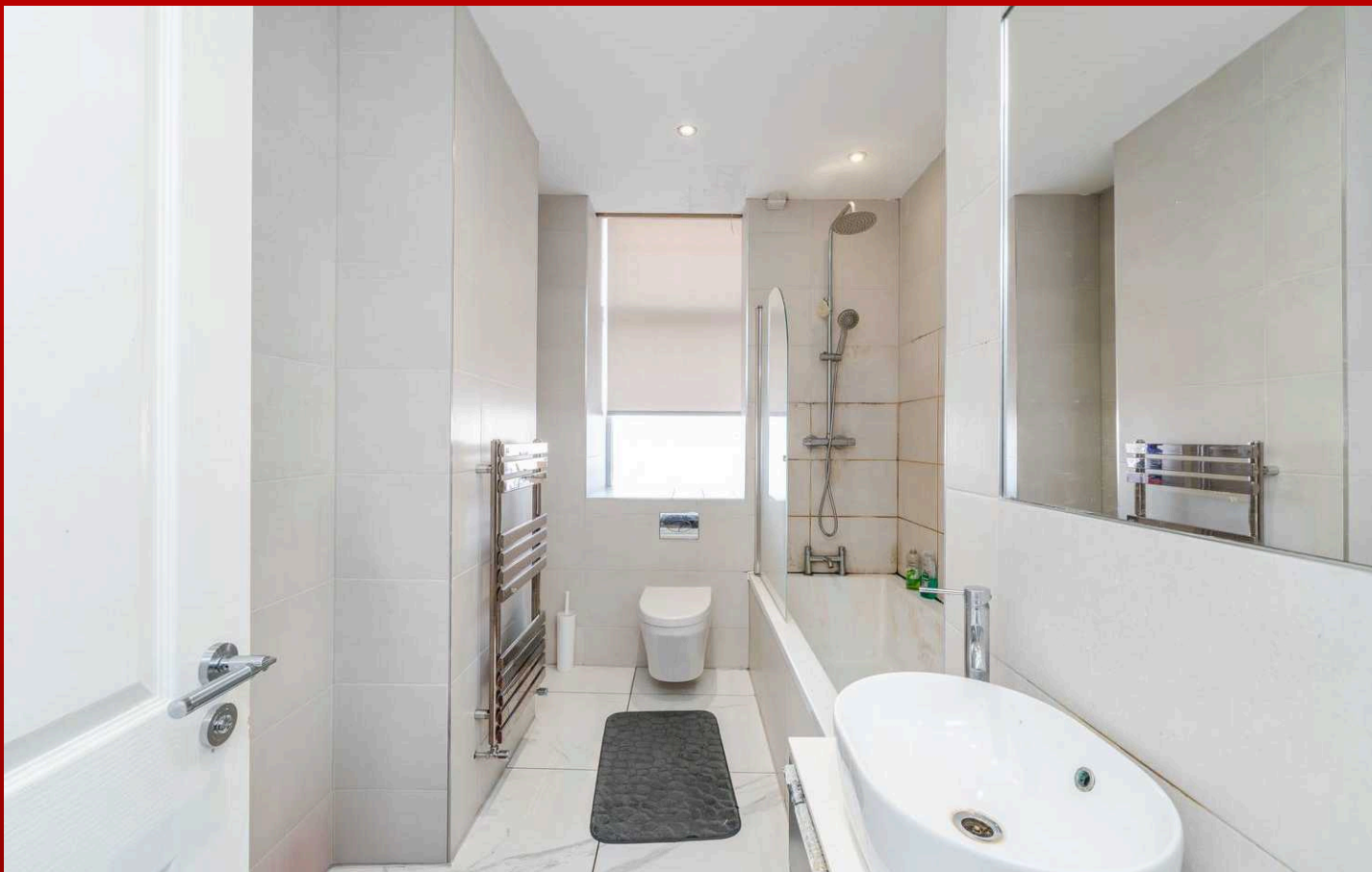
13' 4" x 14' 8" (4.06m x 4.47m)

This room offers a very generous amount of space, providing plenty of room for a table and chairs without feeling cramped. It retains its original, unique shape, giving the lounge a distinctive character. With both side and front views, the room is bright and welcoming, and the laminate flooring adds a modern touch. A central light fixture and a well-placed radiator make it comfortable and functional for any setup.

Kitchen

The kitchen is spacious and bright, featuring a side-view window that lets in plenty of natural light. It has tiled flooring and a tiled splashback that provides both style and practicality. The central light fittings illuminate the space effectively, while the electric hob and oven offer convenience for cooking. Integrated appliances, including a microwave, fridge-freezer, and washing machine, make for a seamless look. A composite sink with a mixer tap adds a modern touch, and there's a good amount of storage throughout. While functional, the kitchen would benefit from an upgrade to enhance its full potential.





Bathroom

10' 7" x 7' 4" (3.22m x 2.24m)

The bathroom is generously sized and well-designed, featuring a side window that allows natural light to flow in. It's equipped with spotlights in the ceiling for optimal brightness. The bath includes an overhead shower with a mixer tap, combining practicality and comfort. A modern vanity with a sleek sink and WC adds a contemporary touch, while tiled walls and flooring give the space a polished, easy-to-maintain finish. This bathroom would benefit from upgrade.

Bedroom 2

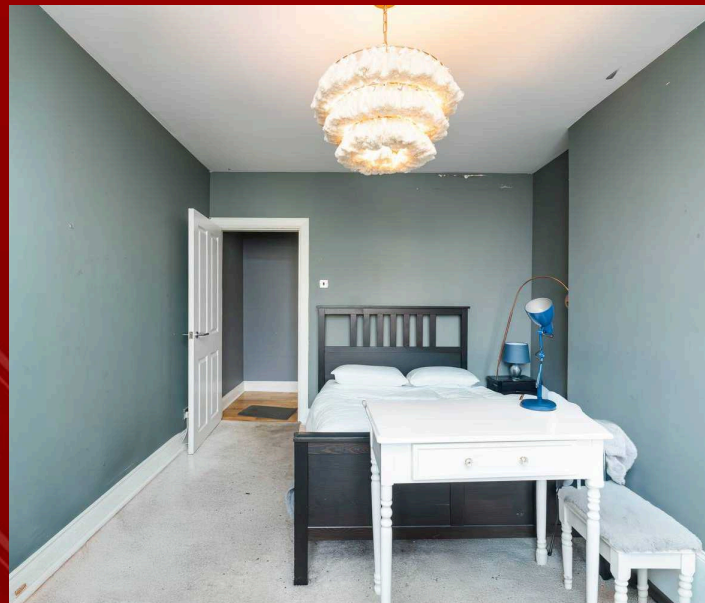
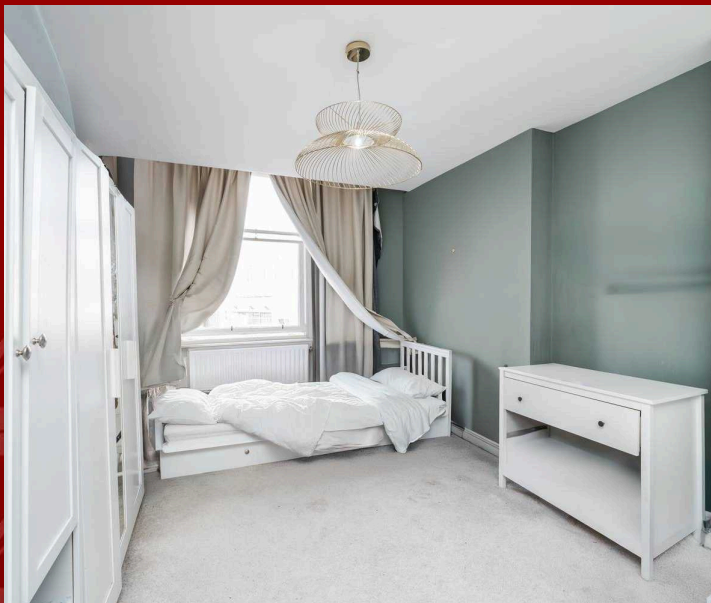
18' 6" x 10' 3" (5.64m x 3.13m)

The second bedroom is exceptionally spacious, featuring a large, front-facing window that brings in plenty of natural light. The room boasts a high, striking feature ceiling with a central light fitting, adding elegance to the space. The carpeted floor enhances the room's warmth and comfort, while a well-placed radiator keeps it cozy year-round. There's ample room for free-standing furniture, making this bedroom both functional and versatile.

Bedroom 1

16' 1" x 9' 9" (4.91m x 2.96m)

This bedroom is very generously sized, boasting original high ceilings that add a sense of grandeur and character to the space. Charming, period features remain intact, enhancing the room's appeal. There's ample space for free-standing furniture, allowing for flexible layout options. The cozy carpeted flooring, central light fitting, and well-placed radiator complete this inviting room, making it both comfortable and stylish.





COMMUNAL GARDEN

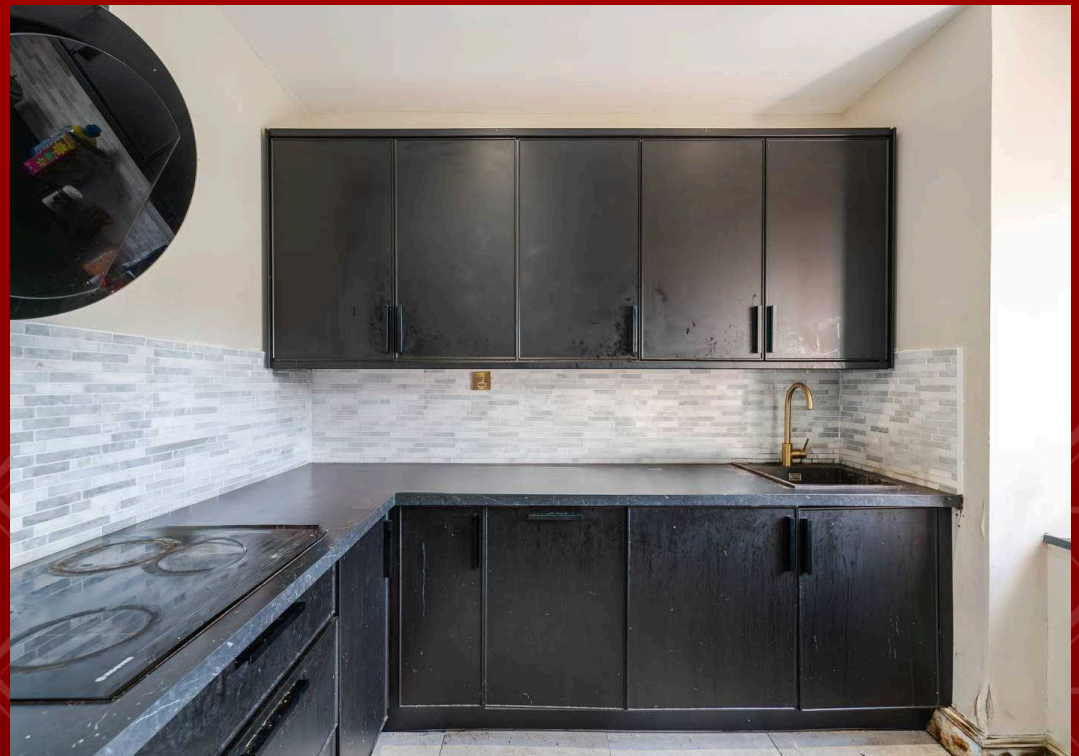
Nice good size communal garden to the rear of the property

COMMUNAL GARDEN

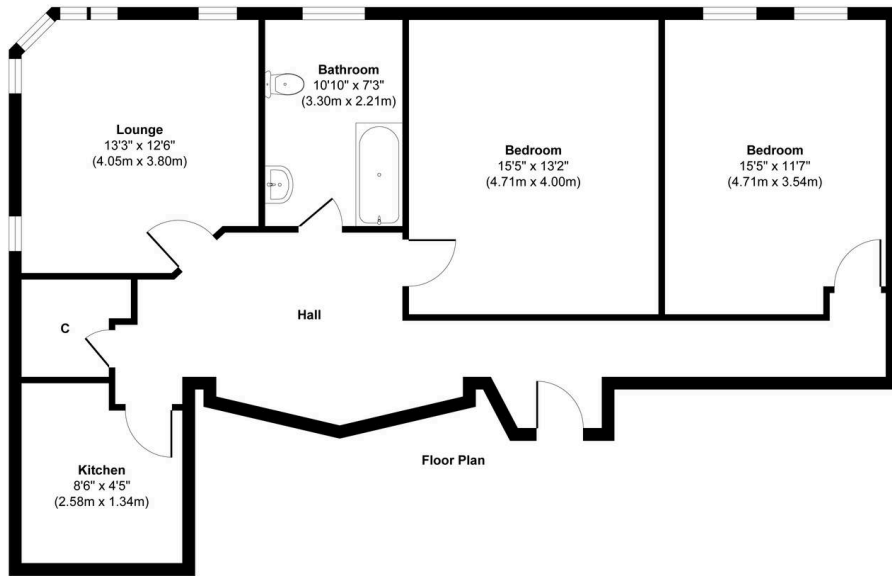
The rear of the property had a lovely communal garden area

ON STREET

1 Parking Space



214 Hunter Street, Glasgow, G4 0UP



Approx. Gross Internal Floor Area 969 sq. ft / 90.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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