



AREA YOKER

GLASGOW

Perfectly located, between the favoured Knightswood and Scotstounhill district of Glasgow's West End, this spacious apartment is within easy access to all local shops, transport and education facilities.

Dumbarton Road gives good access through to the West End, City Centre, Clyde Tunnel, expressway and motorway links to the Central Belt. The fabulous 'SSE Hydro', Scotland's newest concert venue, is a mere ten-minute taxi ride away. This excellent apartment would suit a range of new owners from first-time buyers to couples with a growing family, or even 'canny' buy-to-let investors. The high demand for quality accommodation in this area is further generated by health service employees at the nearby Golden Jubilee Hospital. Part exchange is available.



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GLEN CRESCENT

GLASGOW

We are delighted to bring to the market, this fantastic two-bed apartment, set in a very popular area of Glasgow. The accommodation on offer is presented in true walk-in condition and is perfect for any young person or couple. Alternatively, it would make an absolute sure-fire Air BnB or Buy-To-Let investment, especially given the proximity to the hospital.

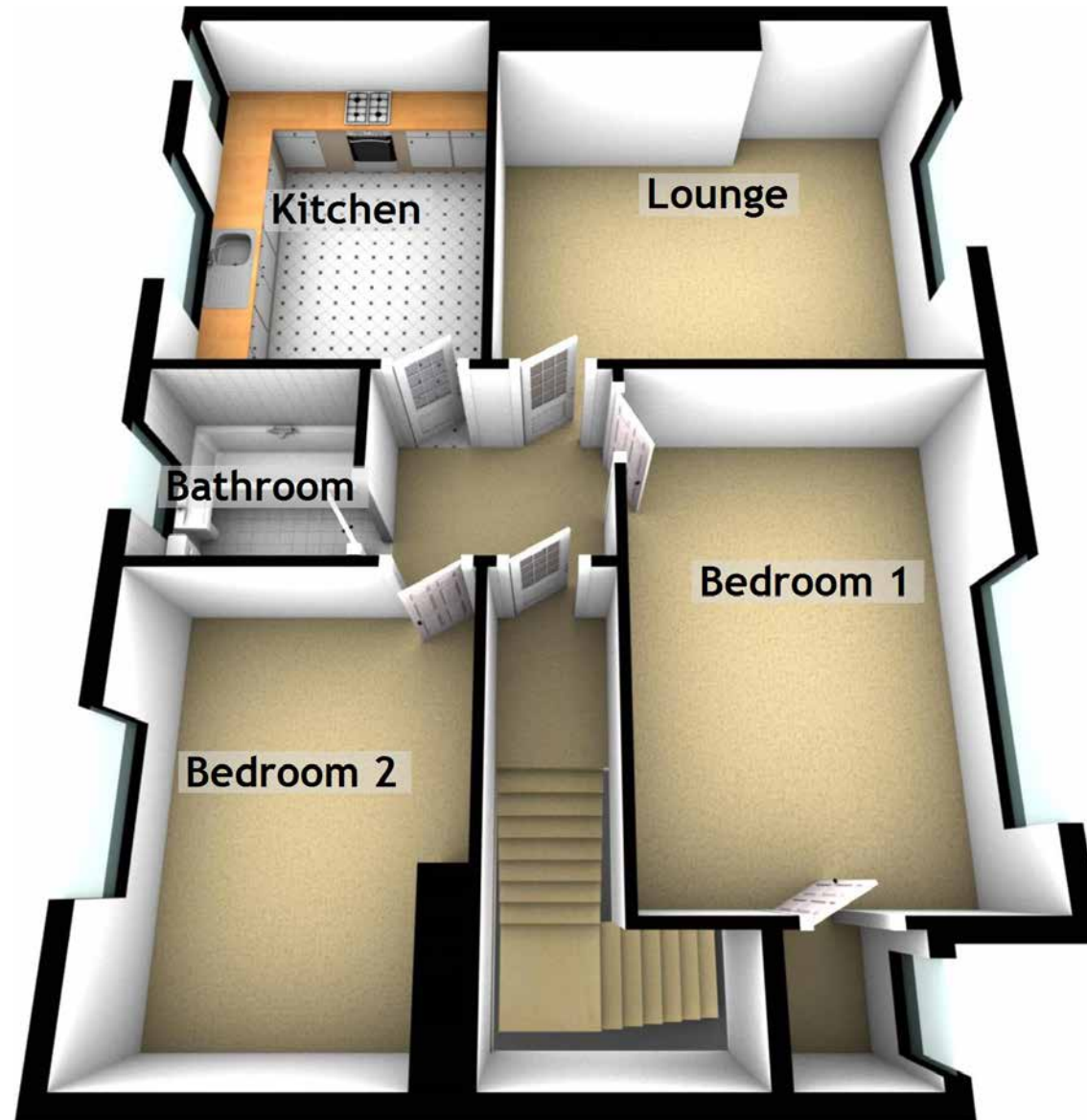
The spacious accommodation comprises of a fantastic lounge with large windows that flood the room with daylight and create a real sense of peace. The shape and size of the room allows for several combinations for furniture layouts and the feature fireplace creates a great focal point and sense of warmth in this very relaxing room. The bright kitchen is fresh and very spacious, and benefits from a good range of light wood cabinets, complete with an electric oven and hob, stainless steel filter hood, with ample space for the free-standing fridge freezer and washing machine. The size of the kitchen also allows plenty of room for a dining table. The family bathroom is very appealing, it's modern and fresh and comes complete with easy clean wall panels and an electric shower over the bath, ensuring there will always be plenty of piping hot

water for long refreshing showers. Both bedrooms are spacious and welcoming with ample space for free standing furniture, bedroom one benefits from a spacious walk-in cupboard which helps keep everything neat and tidy. The home is kept warm, comfortable and secure via the double glazing and gas central heating. The extremely spacious loft area is a real opportunity for extra storage or subject to agreement and planning, it may be a real opportunity to be utilized and developed into more living space.

The driveway caters for numerous cars as required, while the west facing back garden is a real bonus for relaxing on sunnier days. The property also benefits from a very handy storage cellar. Our clients have a comprehensive list of furniture and appliances which may be available by separate negotiation.

Early viewing is strongly advised for anyone seeking a very spacious apartment, offered in walk-in condition, in an eternally popular area with the bonus of all the hard work having already been done.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 3.00m (9'10")
Bedroom 1	4.70m (15'5") x 3.30m (10'10")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 72m²

EPC Rating: C





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Part
Exchange
Available

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