

# 0/2 5 Holyrood Quadrant

GLASGOW, G20 6HH



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*This three bedroom ground floor apartment is the perfect solution for modern city living*





Part Exchange Available. We are delighted to bring to the market this stunning three bedroom ground floor apartment which has been totally refurbished to a high standard, within this handsome blonde sandstone building in a highly sought after pocket of Glasgow. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are incredibly generous and the accommodation has been arranged to offer both flexibility and a high degree of individuality.

# THE ENTRANCE



On entering this unique property, the welcoming hallway sets the tone and leaves you excited to see what the rest of the property has to offer. The periodic and traditional features will no doubt attract a wide variety of potential purchaser(s) looking for their ideal home.

The immediately impressive open plan lounge/kitchen is flooded with natural light from the bay window to the front aspect and boasts an interesting outlook, overlooking the central garden. The kitchen has been fitted to include a quality range of modern floor and wall mounted units with a complimentary worktop. It further benefits from a host of integrated appliances.

# THE LOUNGE/KITCHEN









# BEDROOM 1



The crisp and contemporary styling continues into the three well-appointed bedrooms, all of which allow the flexibility and space for additional free-standing furniture if required.



# BEDROOM 2





# BEDROOM 3





# THE BATHROOM



A stunning shower room with a Japanese plunge bath completes the impressive accommodation internally.





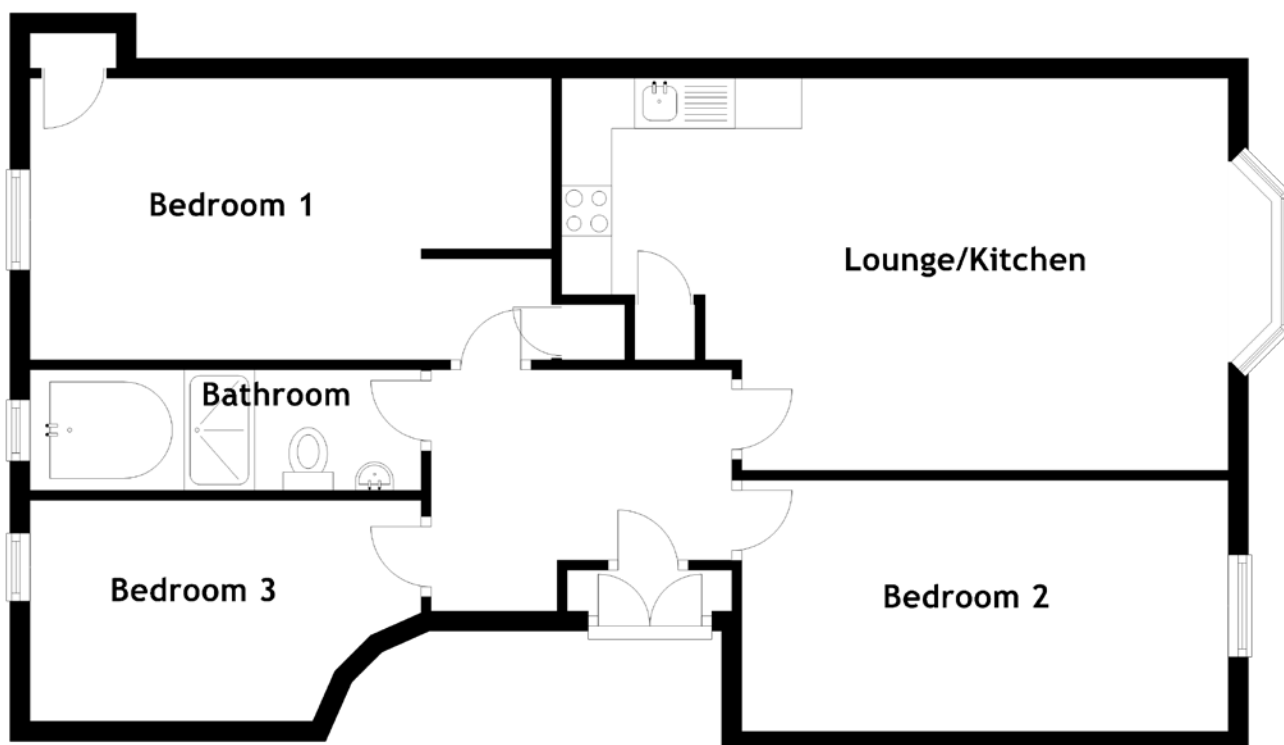
The property benefits from gas central heating. Externally there are well maintained communal gardens.

# THE COMMUNAL GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

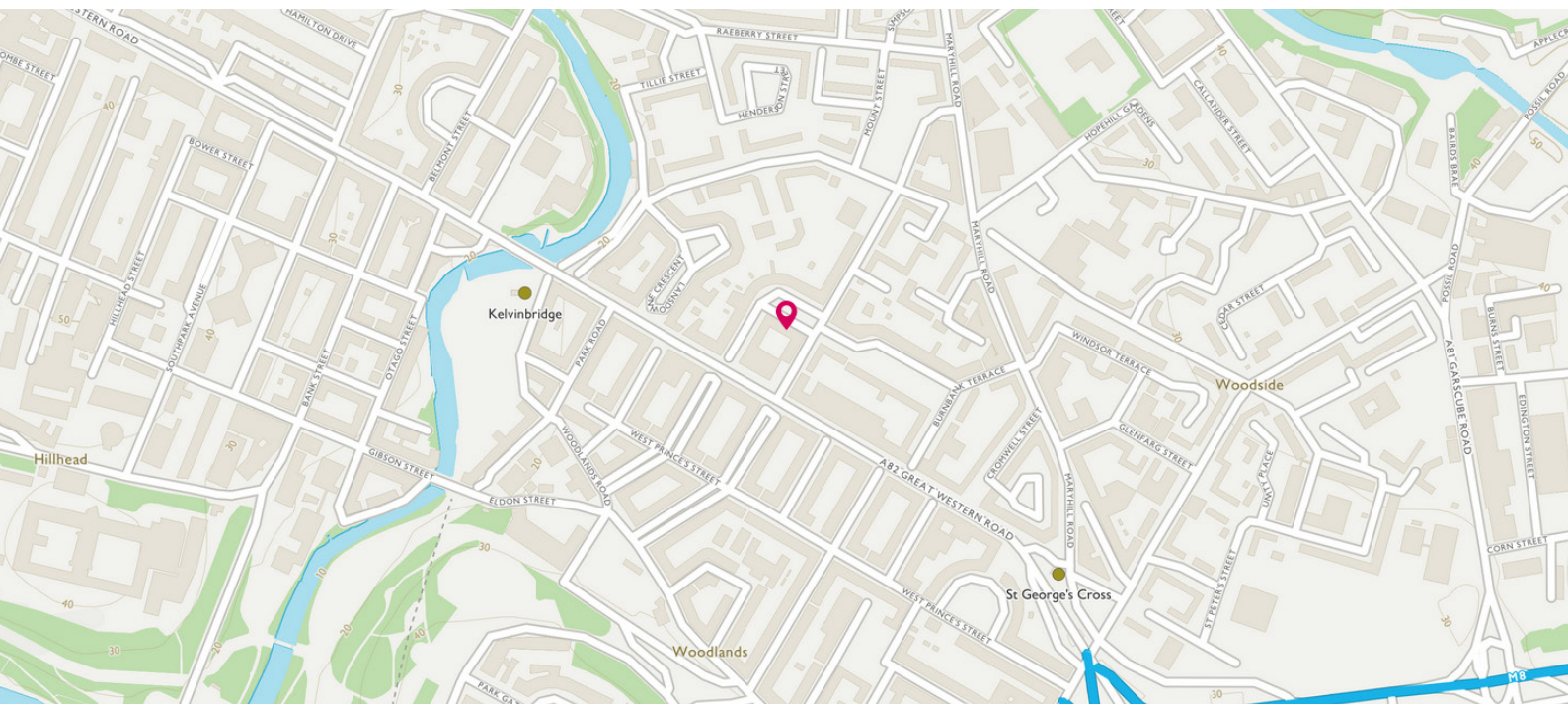
Lounge/Kitchen	6.65m (21'10") x 3.90m (12'10")
Bedroom 1	5.20m (17'1") x 2.80m (9'2")
Bedroom 2	4.85m (15'11") x 2.50m (8'2")
Bedroom 3	3.90m (12'10") x 2.20m (7'3")

Bathroom 3.90m (12'10") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.





# THE LOCATION

The property is exceptionally well placed within Glasgow West Conservation Area. The property is perfectly positioned just off Great Western Road and close to all local amenities.







It is ideally placed for Glasgow University, and lying with its many shops, bars, cafes and restaurants. It is also handy for public transport, including St George's Cross and Kelvinbridge Subway Stations into the City Centre and other parts of Glasgow. Kelvingrove Park is within a few minutes walk and Byres Road is also close by.



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