

# 41 Peel Street

GLASGOW, G11 5LU



*MAGNIFICENT 3 BEDROOM MAIN DOOR  
FLAT, BEST WEST END LOCATION*



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We are delighted to offer to the market “41 Peel Street”, a rarely available three bedroom main door flat, set in the quiet, and very popular west end location – directly opposite the cricket club.

This charming and delightful home could not be better placed and given its prime west end location and close proximity to the excellent amenities and social scene in the surrounding area it offers so many options for a number of prospective purchasers.

The property just oozes charm and couldn’t be better placed. There are shared gardens, the rear with it’s own private access, offers the perfect spot to enjoy a coffee and a breath of fresh air before you head out for the day, or a relaxing place to wind down with a glass of wine and a good book at the end of the working day, the versatility means you get to choose which side the sun is on.

The key features of this property offer modern styling and contemporary comfort.

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The spacious lounge is bright and affords the viewer a real sense of relaxation and charm, two large windows flood the room with natural light and there is a feature fireplace which adds a beautiful ambience to this main room. Having such a large living space is very rare, and it offers a great space for entertaining friends and family.



The kitchen has been recently upgraded and is finished with an excellent range of units, with a large hob and a host of integrated modern appliances, it's crisp and slick, and it's the perfect spot for any aspiring chef. It also offers private access to the shared lawn at the back of the property.







The bathroom is bright and fresh, with a grey/white suite and a waterfall shower over the bath, ensuring there's always plenty of instant hot water for long refreshing showers.





There are three well proportioned bedrooms in this lovely home, all with lots of daylight and room for free-standing furniture. The master has newly installed fitted wardrobes with an integrated dressing table. Ensuring the room is always neat and tidy.



The home is kept warm and comfortable via the gas central heating and double glazing. There are also ample storage cupboards offering plenty of space to keep the apartment clutter-free at all times.







**Bedroom 2**



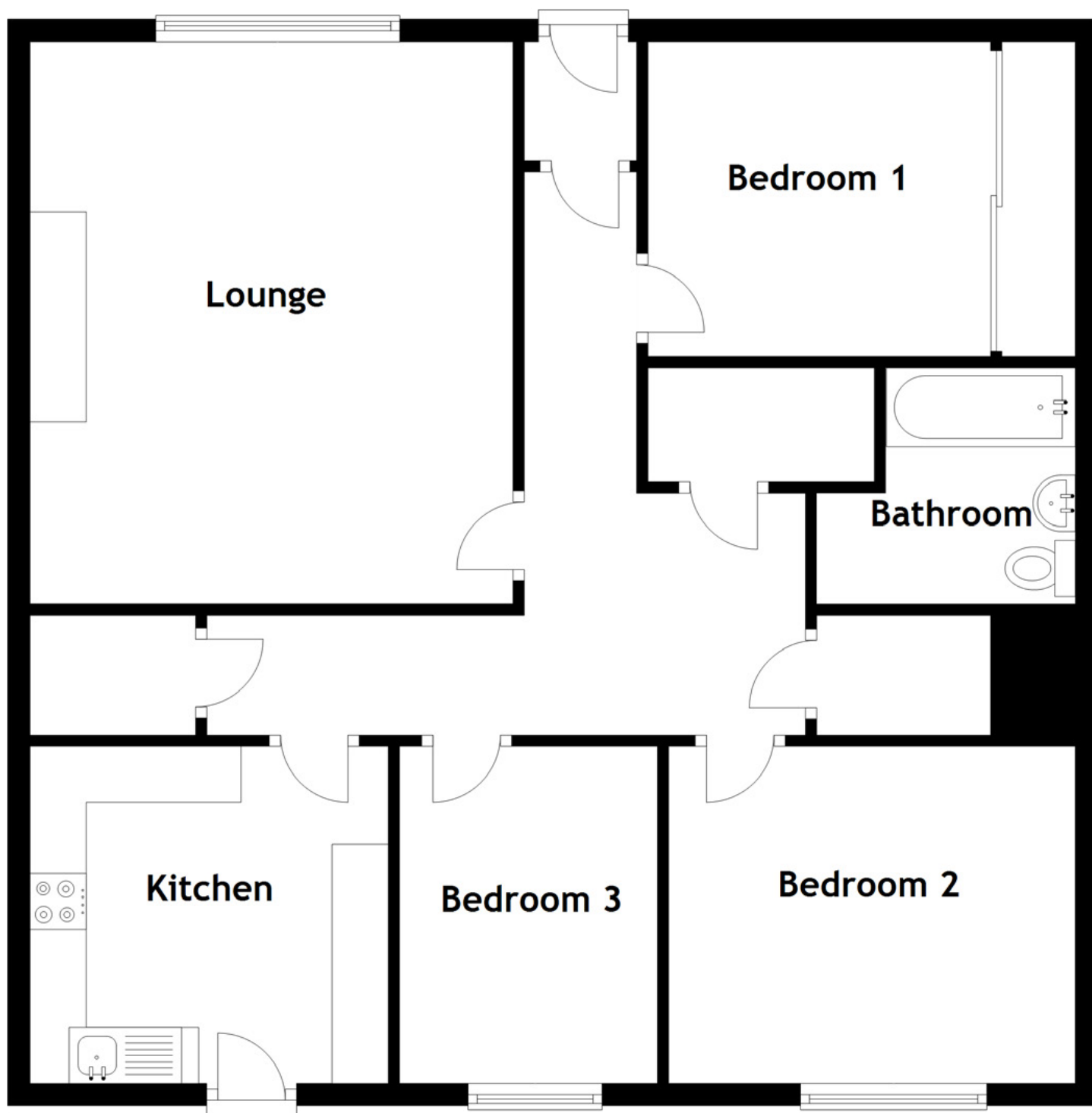




**Bedroom 3**







### Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.30m (14'1")	Bathroom	2.30m (7'7") x 2.10m (6'11")
Kitchen	3.00m (9'10") x 3.00m (9'10")		
Bedroom 1	3.05m (10') x 2.80m (9'2")	Gross internal floor area (m <sup>2</sup> ): 77m <sup>2</sup>	
Bedroom 2	3.05m (10') x 3.00m (9'10")	EPC Rating: C	
Bedroom 3	3.00m (9'10") x 2.15m (7')		



The outside space at the back of the property, which on sunnier days makes a great place to relax with the neighbours for a barbecue, these apartments have a real sense of community.

This is a truly unique property that ticks the boxes for anyone searching for a home in a first-class location. Early viewing is strongly advised for anyone that's looking for a great place to call home.







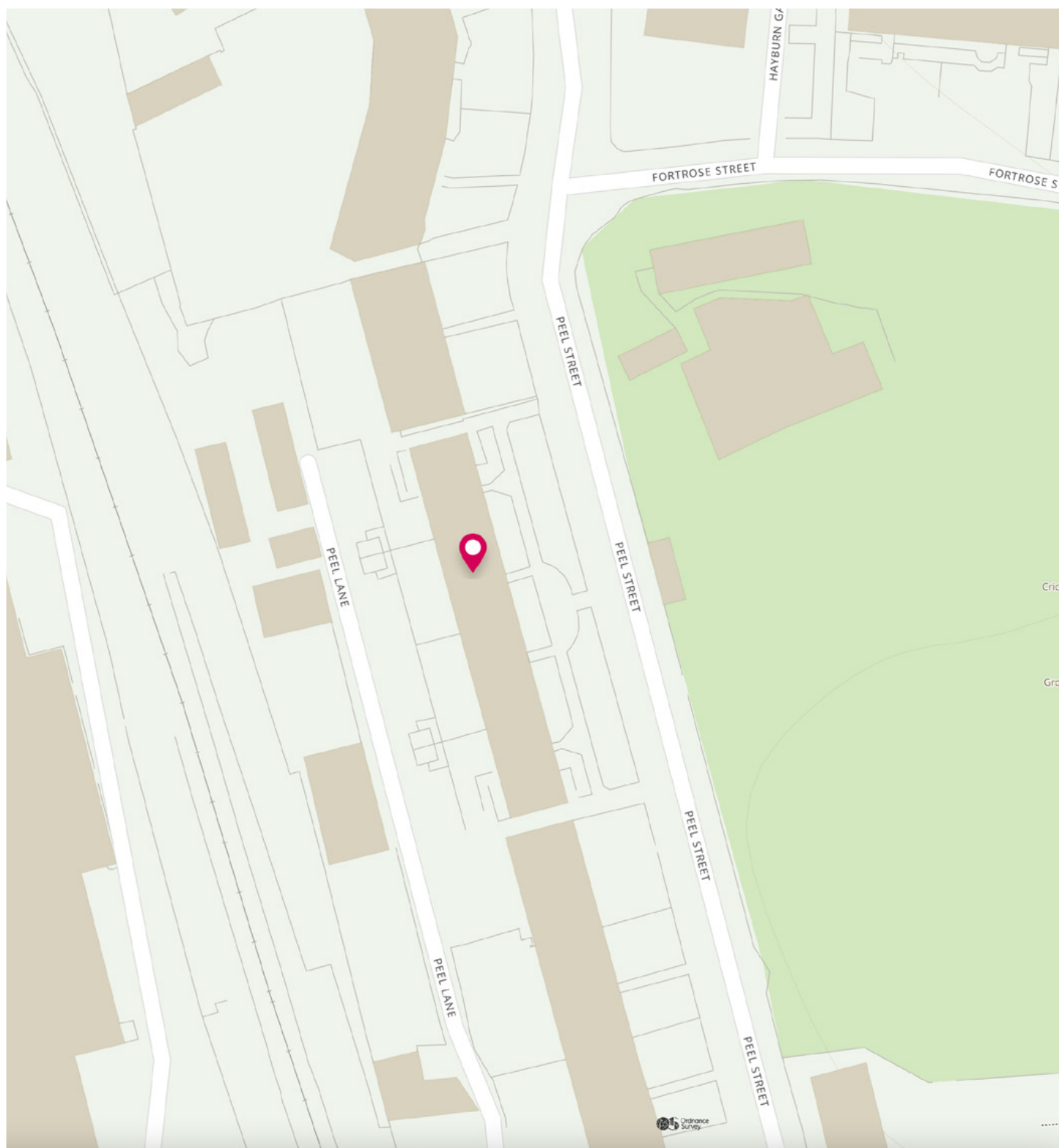
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Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Yet, even in this distinctive city, there's one place that stands apart from the rest, the West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

Peel Street is perfectly placed for all this excitement. It is the mix of people that makes the West End such an appealing place to live, work and play. Whether it is the students from the nearby university, the designers and architects from the city's agencies or the residents of the grandest Victorian villas, everybody loves the area's sense of community, it is the sense of belonging. And there are plenty here to keep them happy. Cool bars, traditional pubs, upmarket restaurants and homely cafés sit neatly side-by-side, along with the most eclectic collection of shops in the city. Should you feel the lure of the city centre, Chancellor Street is situated close to the underground station, the "clockwork orange" whisking you to Buchanan Street in a matter of minutes.

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