

# Flat 1/1, 405 Victoria Road

GOVANHILL, GLASGOW, G42 8RW



*A spacious two bed traditional apartment, set in the heart of the Southside, close to Queens Park and all local amenities*



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We are delighted to offer to the market this Late Victorian two-bed traditional apartment, set in one of Glasgow's most popular Southside locations. The room dimensions of this lovely property are a timeless reminder of an earlier era, when properties were built to a size and standard of excellence, rather than just a budget. The beautiful high ceilings, large windows and spacious room dimensions allow natural light to flood the rooms, just enjoying the open space gives the occupant a real sense of peace and relaxation.

# THE LOUNGE



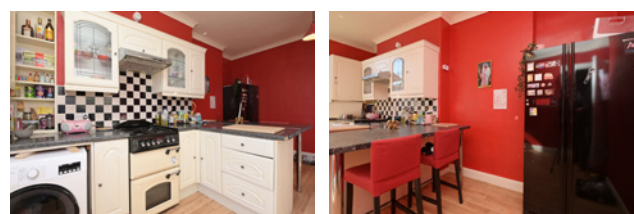
Accommodation comprises: a spacious double-aspect lounge featuring a large bay window, with tall skirtings and beautiful original window panelling detail. The large hallway has a handy storage cupboard, and the area benefits from the original cornice detail still intact, adding charm and character to the apartment.



# THE KITCHEN



The large kitchen diner is a great place to serve a meal, it's well-appointed with a fantastic range cooker, with space for a washing machine and freestanding fridge freezer.







The tiled shower room has a white suite, with a mains shower set within a large shower enclosure. There are two spacious bedrooms in this lovely apartment, both with plenty of space for free-standing furniture. The apartment is kept warm and comfortable with gas central heating. Security entry, on-street parking to the front aspect and communal drying space to the rear.

## THE SHOWER ROOM





# BEDROOM 1



# BEDROOM 2





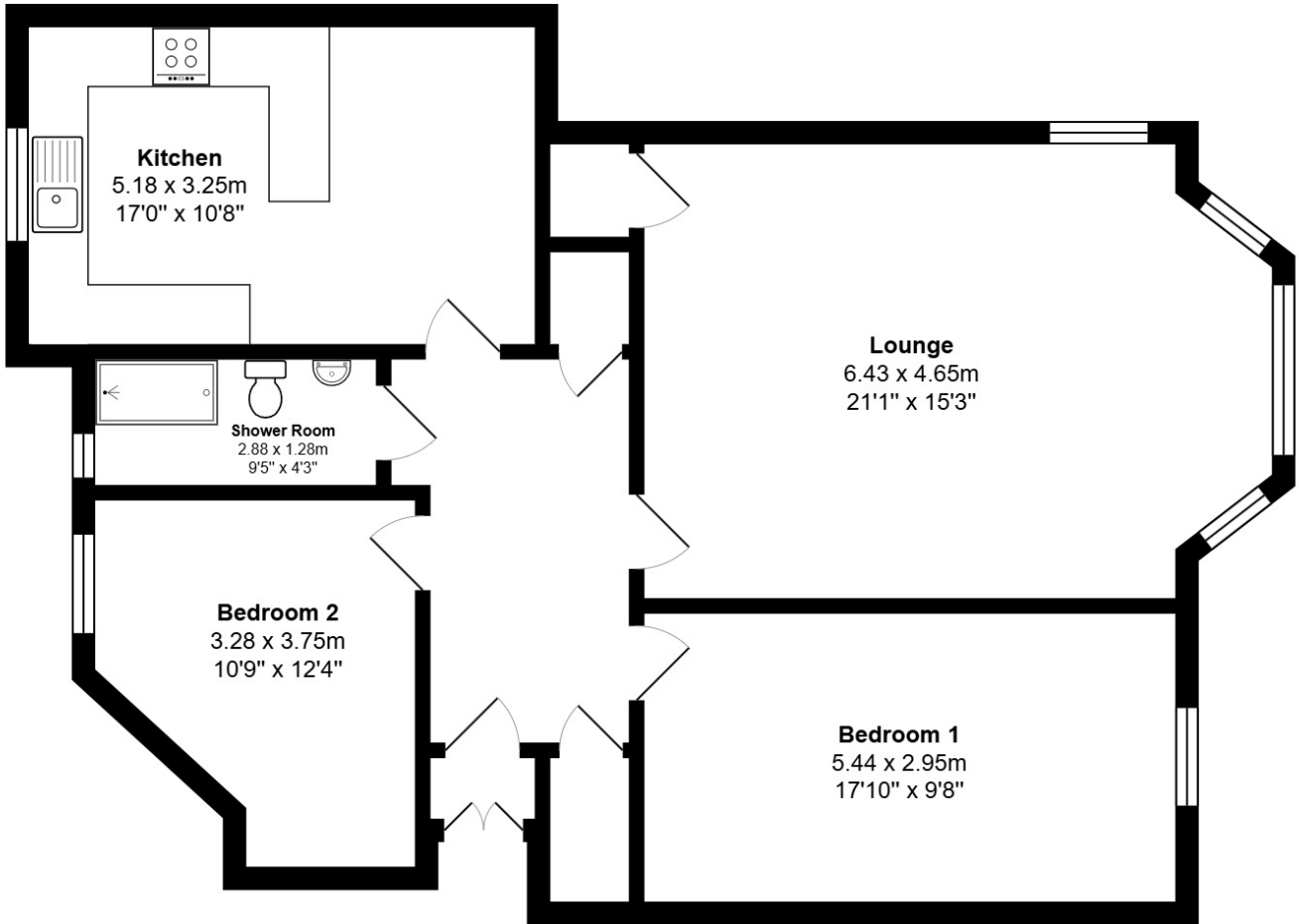
Early viewing is advised to anyone seeking a spacious traditional apartment, set in an eternally popular southside location. It's clear it will make a truly great place to call home or a sound buy-to-let investment property.

# EXTERNALS



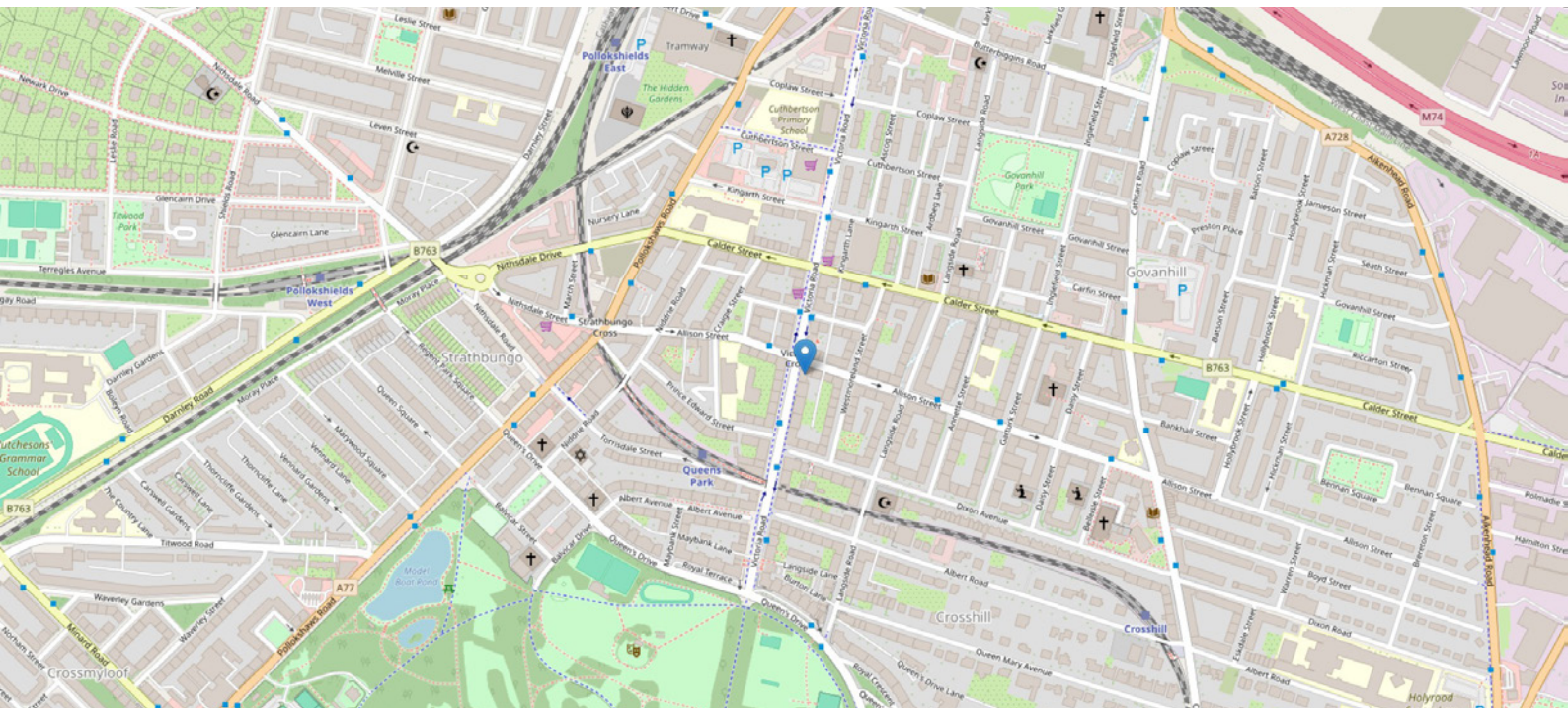


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: D





# THE LOCATION

The popular area of Victoria Road is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten minutes to the heart of Glasgow city centre.







For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities within easy reach, including New Victoria Hospital, making it a very popular place to call home.



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