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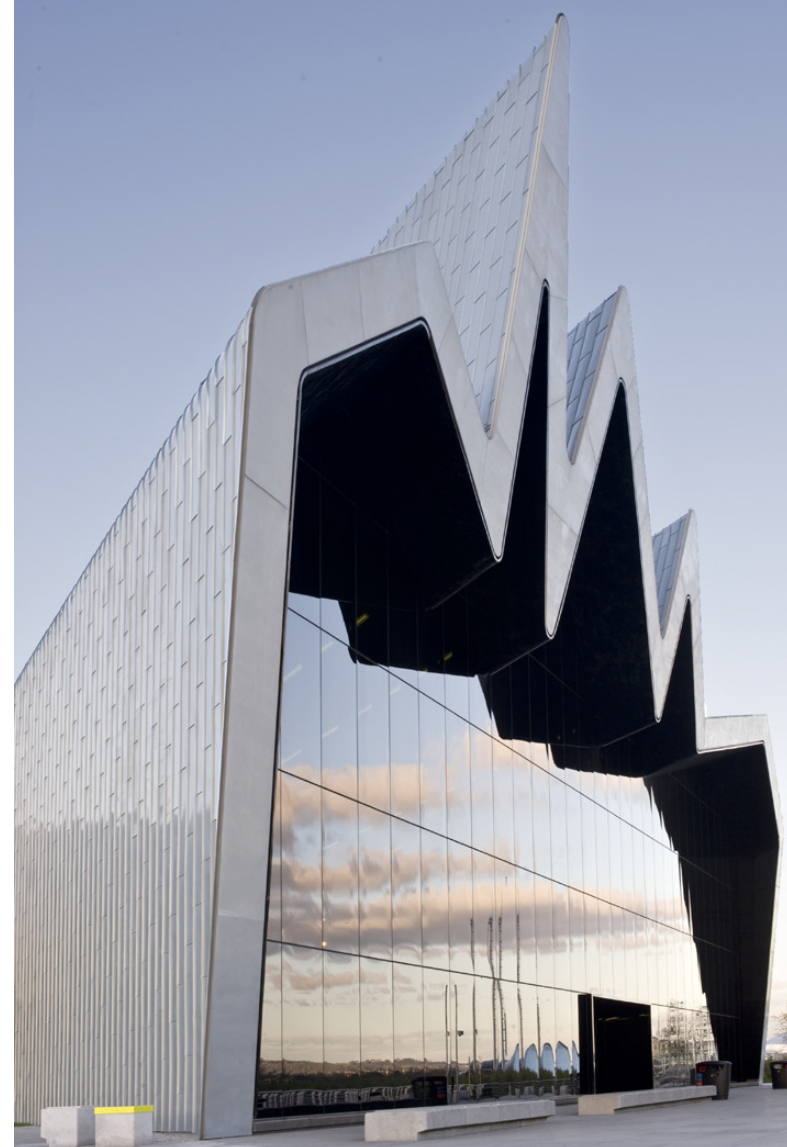
45 Howth Terrace

GLASGOW, G13 1SS



This fantastic apartment is ideally placed for those who like to be close to and within easy reach of all the excitement of the city, whilst still enjoying an idyllic and very tranquil area. Perfect for both working and socialising, this property is not only in a prime location but has great transport links to the M8/M74/M77 motorways, all within a few minutes drive away.

Glasgow's thriving city centre is a mere ten-minute taxi ride away offering a huge choice of fine restaurants, bars, cafés and the world famous 'Style Mile' not to mention the trendy Byres Road area and the Merchant City, both less than ten minutes away. Also conveniently located for students, Strathclyde University, Glasgow Caledonian University and all City of Glasgow College campuses are all within easy reach.



We are delighted to bring to the market this excellent, two-bedroom ground floor apartment, set in a popular family-friendly street that's known for its neighbourly spirit.

This is a delightful and quiet street where everybody actually knows each other and people feel supported by the surrounding community.

The property offers a tremendous opportunity for anyone seeking a ground floor apartment which comes complete with a garden and the crowning glory of the property is the stunning views of the Forth and Clyde canal, which quite literally meanders it's way past the end of the garden.

The apartment makes an ideal place for retirees or equally, it would make a perfect place to call home for any young couple or Buy-To-Let investor.

The property required a degree of light upgrading, although most of the hard work is done with an excellent white gloss kitchen already in place.

The accommodation consists of a bright and spacious lounge/diner which, due to its shape, would suit a range of furniture configurations. There is ample space for a dining table and occasional furniture and the room offers tremendous space to entertain friends and family on more formal dining occasions.

The modern kitchen is perfect for the

apartment, finished in a lovely range of gloss white fitted units, with a gas hob, electric oven, with ample space for the freestanding washing machine and fridge freezer. It makes a very efficient work-space for anyone to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation.

There are two good sized bedrooms in this apartment, both bright with ample space for free-standing furniture, both with built-in wardrobes and one with a large storage unit.

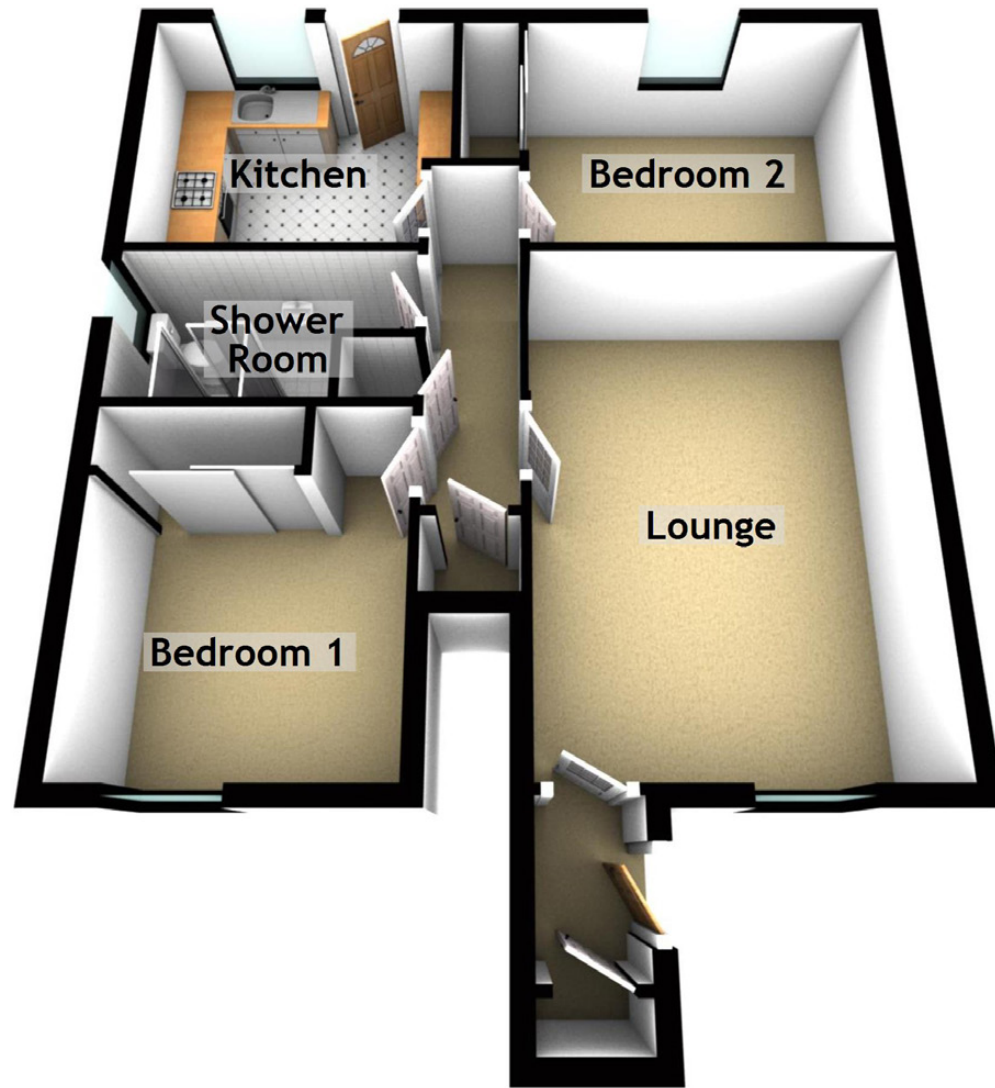
The tiled shower room has an easy access shower, ensuring there's always an instant supply of piping hot water for refreshing showers.

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

There is also plenty of parking adjacent to the apartment and the rear garden space views of the canal are absolutely stunning and exceptionally rare.

Early viewing is strongly advised to anyone searching for a great value garden apartment requiring minimum upgrading, whilst set in the ever-popular area of Anniesland.



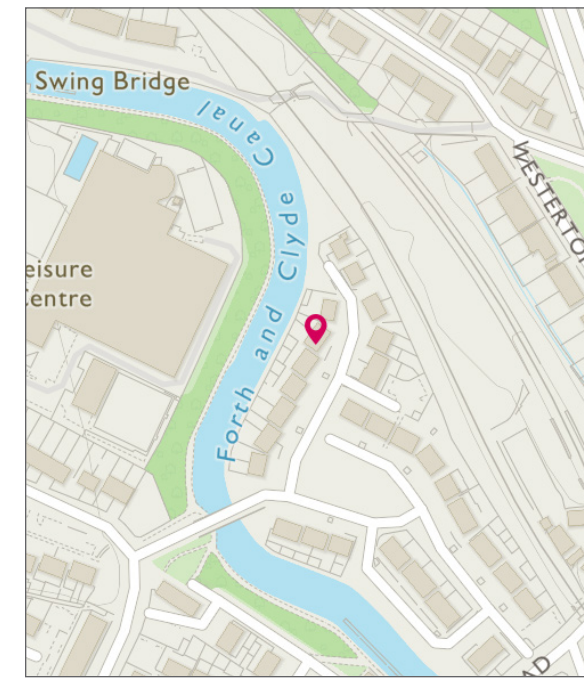


Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.80m (9'2")
Bedroom 1	3.30m (10'10") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Shower Room	2.90m (9'6") x 1.60m (5'3")

Gross internal floor area (m²): 60m² | EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.





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Part
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 Designer