

1 Harland Cottage

SCOTSTOUN, GLASGOW, G14 0AS



*A well presented one bedroom upper main door flat.
Located in a popular pocket of Scotstoun.*



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Harland Cottages are an interesting collection of one and two-bedroom, main door flats. Originally constructed as homes for those who worked at the famous shipyards of Glasgow, the property lies adjacent to the River Clyde and is accessed via South Street. Externally, the cottages are attractive with pitched, tiled roofs and chimney stacks, roughcast and rendered exterior facade with an interesting Tudor style, black timber detail around the upper level.

We are delighted to offer for sale this well presented one bedroom, upper (main door) flat located in a popular pocket of 'Scotstoun'. The property has been totally renovated by the current to a high standard and offers flexible accommodation and would be an ideal first-time purchase. Once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE/KITCHEN



In more detail, an entrance hall with stairs rising to the landing, which allows access to all apartments. The lounge/diner, come open plan kitchen is generously proportioned with the space flowing well and its the perfect zone for entertaining.



The kitchen has been fitted to include a range of floor and wall mounted units with a host of integrated appliances.





The well-proportioned bedroom has a range of furniture configurations and floor space for additional free-standing furniture. An added bonus is the enviable room/large cupboard which the current owner has transformed into a study area. A stunning shower room completes the impressive accommodation internally.

THE BEDROOM & STUDY





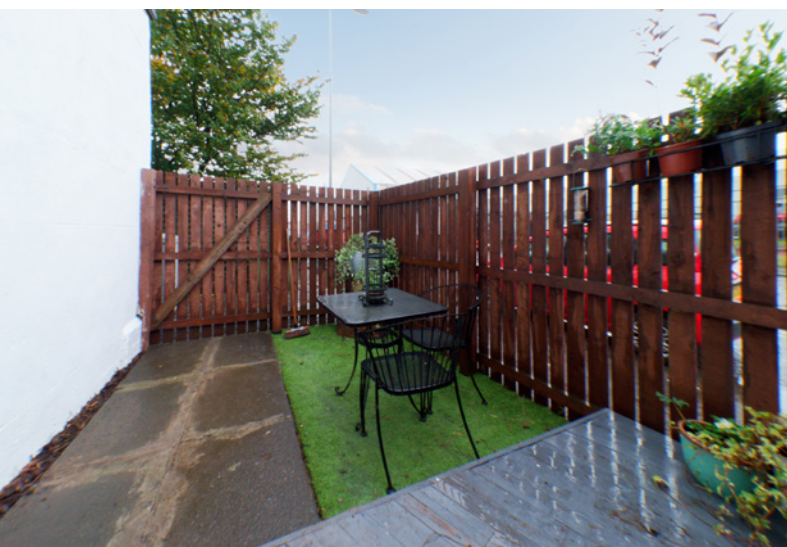
THE SHOWER ROOM



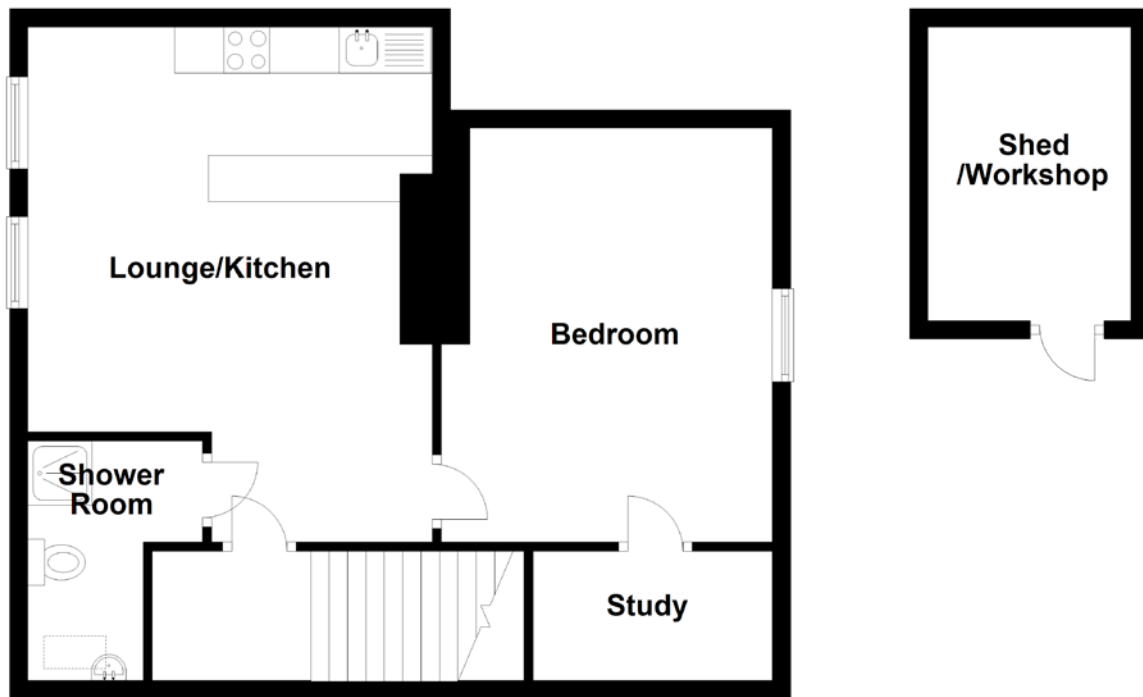
Further features include gas central heating and double glazing for additional comfort and convenience

Additionally, the flat benefits from a private garden ground, as well as a communal garden area, and residents parking is available.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



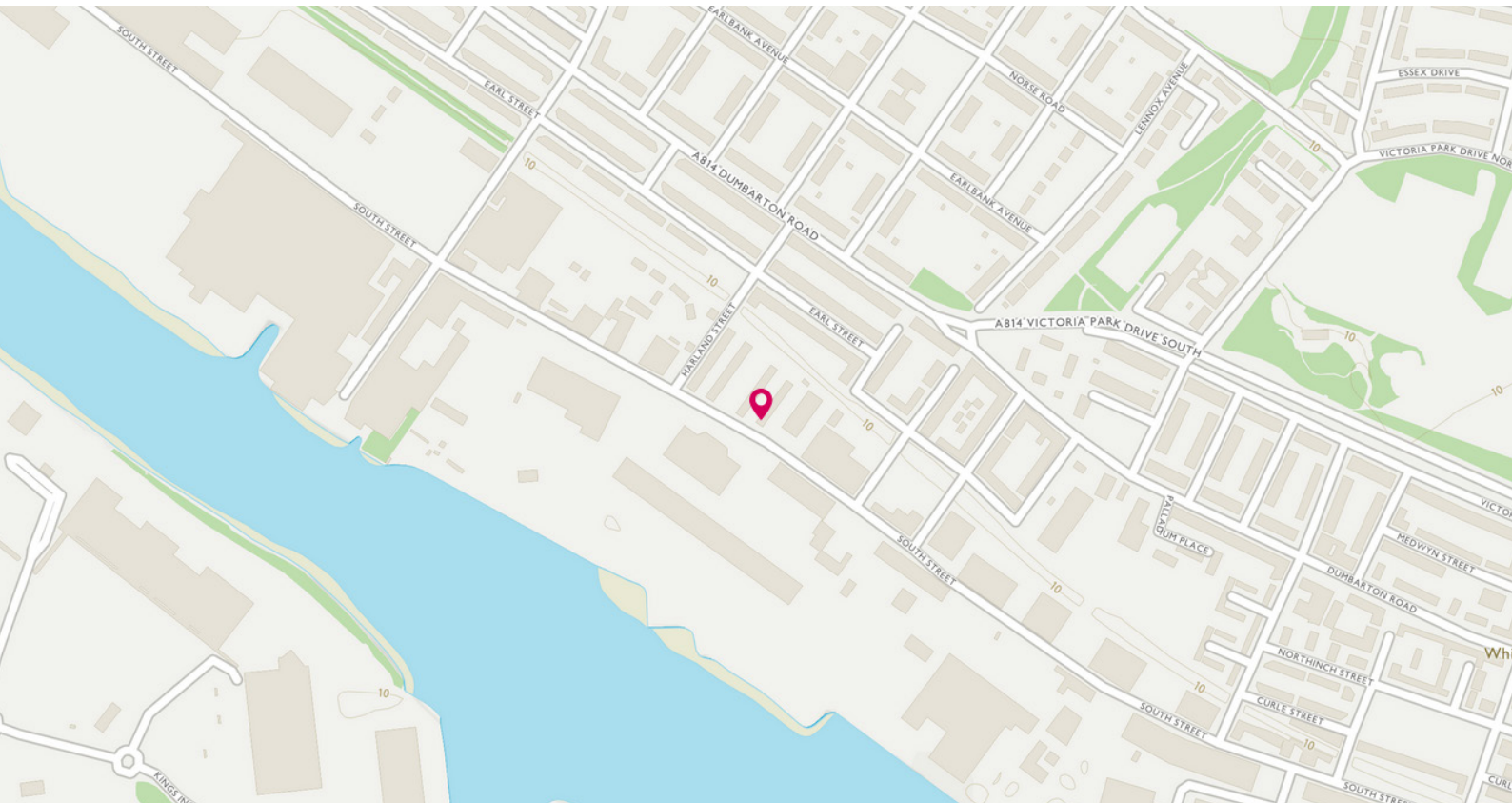
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.40m (14'5") x 4.40m (14'5")
Bedroom	4.50m (14'9") x 3.60m (11'10")
Study	2.60m (8'6") x 1.40m (4'7")
Shower Room	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 56m²

EPC Rating: D

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



THE LOCATION

Harland Cottages is located only a short distance from the wide range of shops, restaurants and other amenities available on Dumbarton Road.





The new Queen Elizabeth University Hospital, Victoria park and Scotstoun Leisure Centre, which is home to 'Glasgow Warriors', are located nearby. Glasgow University, Kelvingrove Park and the Botanic Gardens are also within easy reach of the property. Regular bus services run along Dumbarton Road and frequent train services run from nearby Scotstounhill. The Clydeside Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt. Glasgow Airport is under fifteen minutes away.



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