





THE LOCATION

Kelvingrove is extremely popular in Glasgow's West End, with first time buyers, downsizers and upsizers alike, and borders the ever-popular Finnieston district. In 2016, Finnieston ranked first in The Times list '20 Hippest Places to Live in Britain' and The Herald claimed it the 'Hippest Place in Britain'

Today, Finnieston has been promoted and built up as a modern residential and leisure area, mirroring Shoreditch in London. To this end, many new bars and restaurants have been established, including Ox & Finch, The Gannet, 6 by Nico, Kelvingrove Café and The Finnieston. There is modern housing, office, retail, leisure and arts & culture developments. Finnieston Street is a major junction on the Clydeside Expressway, and on 18th September 2006, was augmented with the addition of the Clyde Arc (known locally as 'The Squinty Bridge') over the River Clyde.

Finnieston is also home to the SECC and the world-renowned SSE Hydro, where many sporting events and concerts are held.

Public transport is available by bus, rail and underground and there are excellent road links to Glasgow City Centre, via the Clydeside Expressway, the Clyde Tunnel and motorways. This property is also well situated for a number of Glasgow's major employers including the BBC, STV, several hospitals, Glasgow University, Scottish Power's new HQ building, St. Vincent Plaza and of course Glasgow's financial district, which has helped to make 'Yorkhill' one of the best-performing residential areas in the UK today.

THE PROPERTY

Virtual Tour Available! Occupying a preferred second-floor position, within this handsome sandstone tenement building in a highly sought-after pocket of 'Yorkhill', is this one-bedroom flat that is within a short stroll of Kelvingrove Art Gallery & Museum. It has been well looked after by the current owners, who over the years, have conducted a re-decoration, modernisation and improvement programme. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

On entering this property, you walk into a welcoming hallway, which provides access to all rooms and further benefits from a large storage cupboard, which could easily be used as a small study zone. Immediately impressive lounge/diner, with a picture window to the front aspect, which floods the room with natural light and offers views of the surrounding area. The feature fireplace is the other key focal point of the room. The galley kitchen/breakfast room has been fitted to include a good range of floor and wall mounted units, with a striking worktop, which provides a fashionable and efficient workspace, along with an ingenious breakfasting bar. It further benefits from an integrated oven, hob and extractor and has space for a washing machine and a compact fridge & freezer. The master bedroom is a spacious room, allowing for additional free-standing furniture if required, and with a picture window to the rear aspect. A bathroom, with a modern three-piece suite with an electric shower over the bath, completes the accommodation. The flat also benefits from gas central heating to radiators, double glazing and a security door entry system for additional peace of mind and comfort.

Externally, there is a well-tended back-court. A great gathering spot where neighbourhood spirit is still very much alive and well! On-street parking is available in the immediate vicinity. We understand permit parking is available to local residents.



"...The galley kitchen/breakfast room has been fitted to include a good range of floor and wall mounted units..."



MASTER BEDROOM & BATHROOM



THE DETAILS

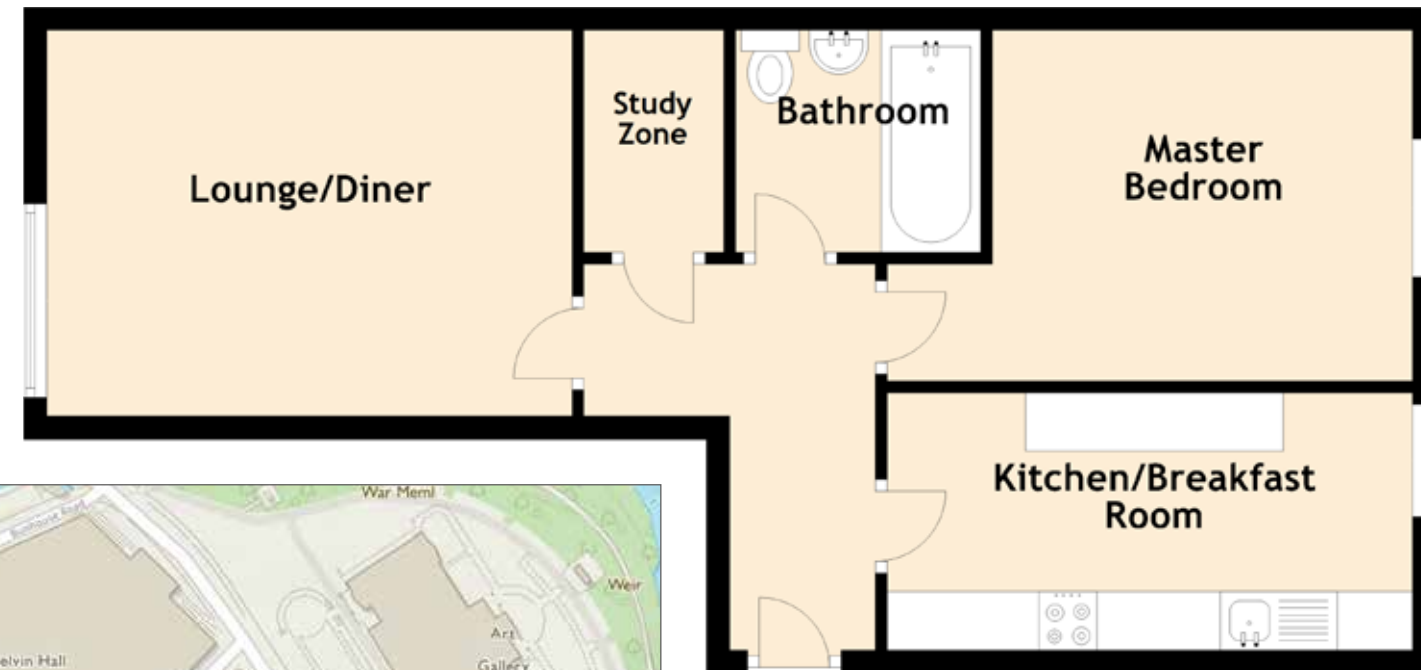


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.50m (14'9") x 3.30m (10'10")
Kitchen/Breakfast Room	4.50m (14'9") x 2.20m (7'3")
Master Bedroom	4.50m (14'9") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 50m²
EPC Rating: C



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