

# 1/2 75 Bolton Drive

GLASGOW, G42 9DS



*A superbly positioned one bedroom apartment  
in a quiet pocket of Mount Florida*



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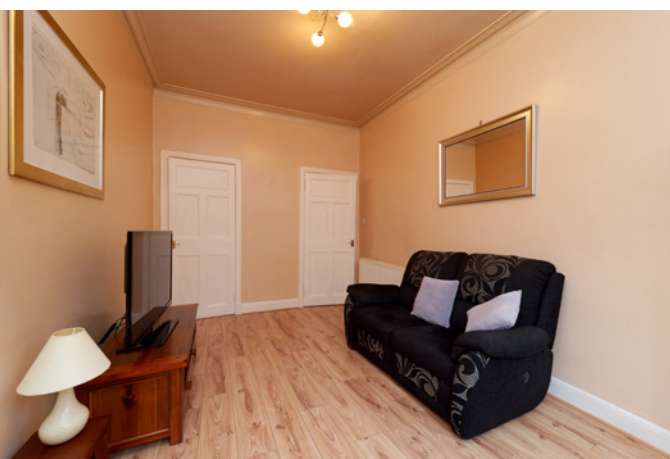




Occupying a preferred first-floor position within this sandstone tenement building, in the highly sought after Southside residential location of 'Mount Florida', is this spacious and competitively priced one-bedroom flat, presented to the market in walk-in condition. A good deal of period detailing has been retained, most noticeably cornice work, which will no doubt appeal to the discerning buyer.

The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. The accommodation has been arranged to offer both flexibility and a high level of individuality.

# THE LOUNGE



On entering the property, viewers are greeted with a welcoming hallway, which provides access to all rooms. Immediately impressive lounge, with a bay window to the front aspect, flooding the room with natural light. The shape of the room affords the owners a plethora of furniture configuration options.



# THE KITCHEN/DINER



The kitchen/diner includes a range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from a gas hob, electric oven, integrated washing machine, dishwasher and fridge freezer. There's ample space for a dining/ breakfast table.

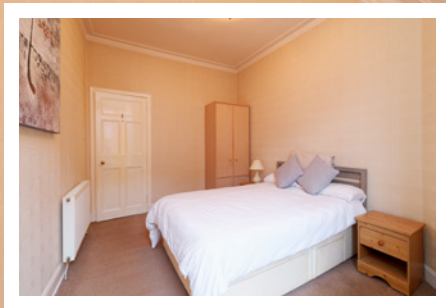




The master bedroom is spacious and bright and benefits from a storage cupboard, there's space for additional free-standing furniture if required. The modern bathroom is nicely tiled in a contemporary theme and completes the impressive accommodation on offer.

The flat also benefits from double glazing and gas central heating, along with a security entrance system for added comfort and peace of mind.

## THE BEDROOM





# THE BATHROOM

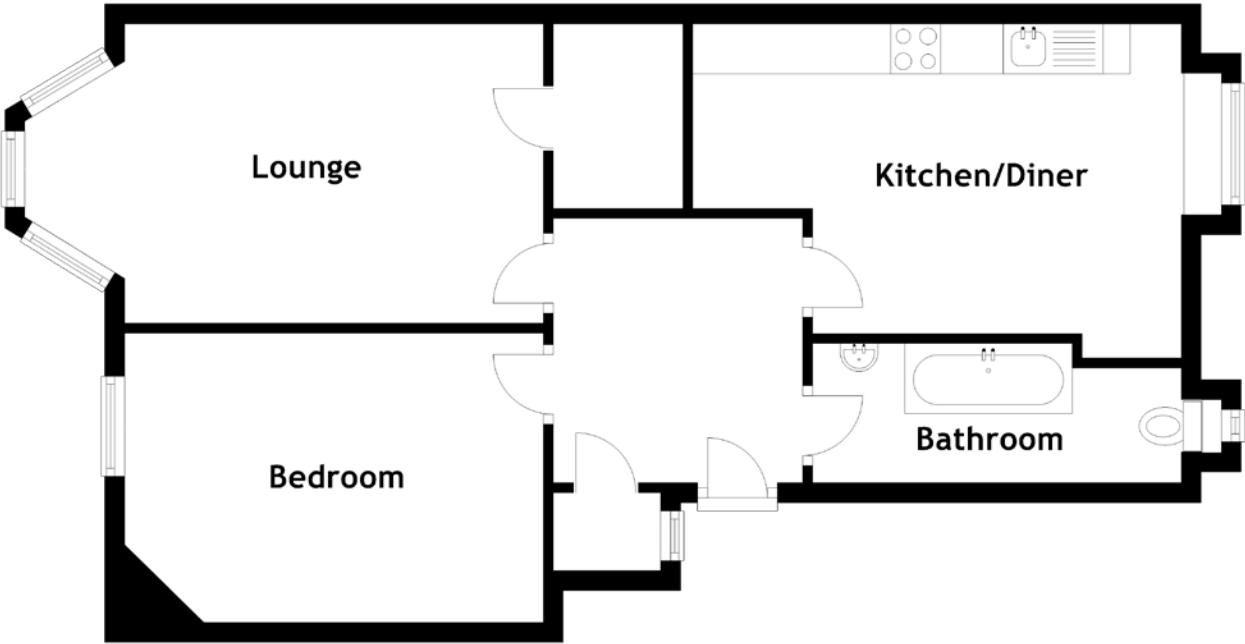


Externally, there are well-kept communal grounds to the rear, which incorporates the drying zone. Ample on-street parking is available to the front aspect.

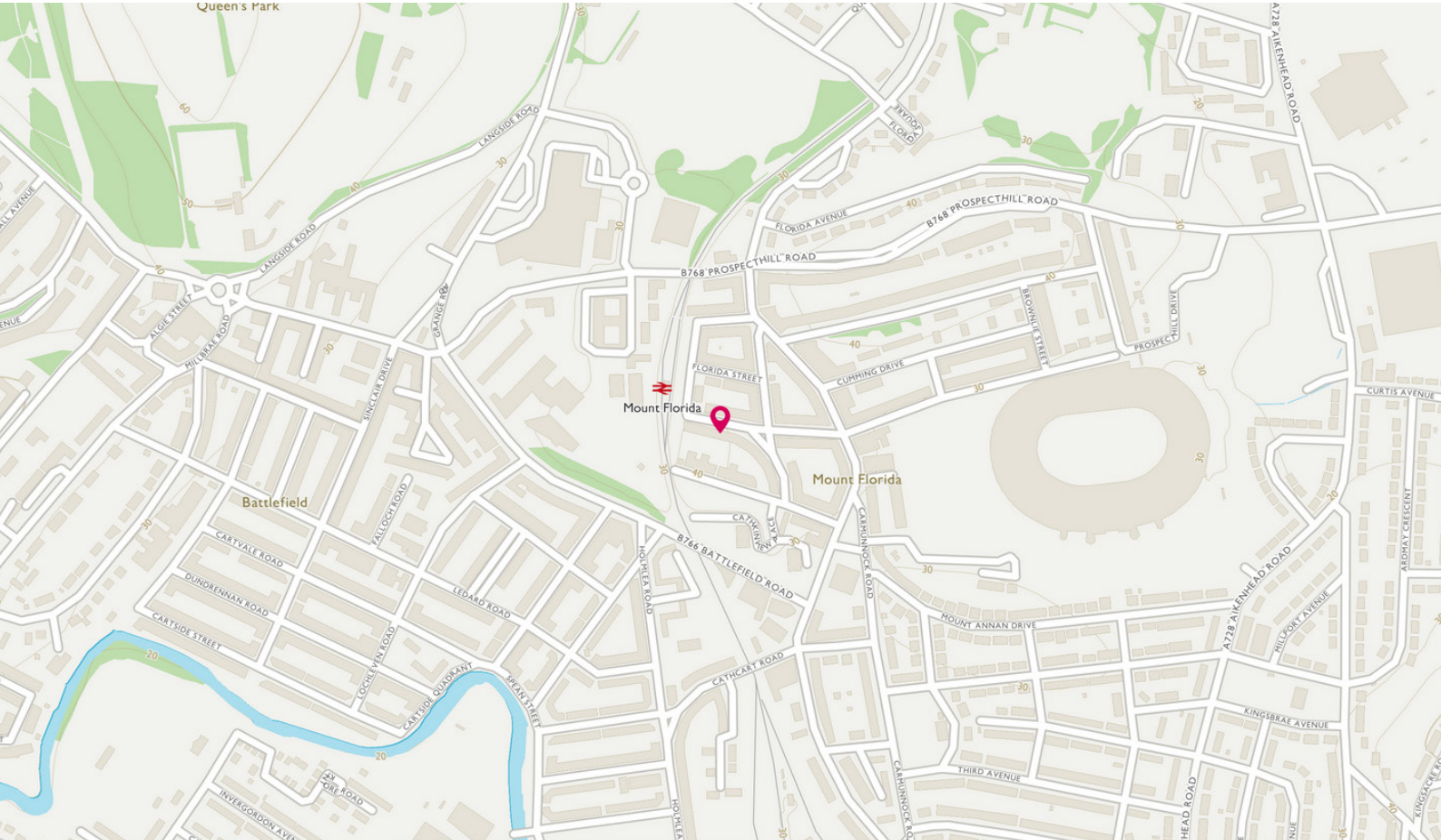
Early viewing is highly recommended.



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom	4.20m (13'9") x 2.90m (9'6")
		Bathroom	3.70m (12'2") x 1.25m (4'1")
Lounge	5.20m (17'1") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 60m <sup>2</sup> EPC Rating: C	
Kitchen/Diner	4.90m (16'1") x 3.35m (11')		





# THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this popular pocket of Mount Florida, the property is superbly positioned within a short stroll of the shops and amenities upon Cathcart Road, where coffee houses, restaurants and delicatessens can be found.







More extensive amenities are available at the twenty-four hour Asda store at Prospecthill Road, within central Shawlands or the Morrisons' store at Crossmyloof or Newlands. Queens Park is a short distance away providing recreational space, as well as tennis courts, football pitches and the popular, fortnightly farmers market.

Frequent public transport services provide rapid commuter access to the city centre and the local railway station is within a two-minute walk.

The city of Glasgow enjoys excellent transport links being served by two main line railway stations and the M8/M73, M74 and M77 motorways which link to the central Scotland motorway network. Glasgow has an international airport which is located around eight miles southwest of the City and is accessible by bus, rail and car. An extensive and improving range of services and facilities are available within the city centre.



  
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