



*A BRIGHT AND AIRY, UNIQUE ONE
BEDROOM, TOP FLOOR FLAT*



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We are delighted to offer to the market this unique top-floor, one-bedroom apartment, set within a listed building with sash windows, which has been tastefully decorated, set in a popular area with great transport links nearby. 3/2 707 Govan Road would be a superb purchase for a variety of people due to its size and location.

The apartment has been well designed to maximize the natural available light and create a modern and spacious home to enjoy. A welcoming hallway leads to all apartments. The apartment benefits from a large storage cupboard in the hall, bedroom and a pantry in the kitchen. The lounge is flooded with natural light and offers a pleasant outlook. This zone has a range of furniture configurations and space for additional free-standing furniture. The dining kitchen has a modern range of floor and wall-mounted units with a solid wood work surface, creating a fashionable and efficient workspace. It has a host of integrated appliances and plumbed space for free-standing appliances. An added bonus is the space provided for a table and chairs which will be useful when entertaining friends and family. The crisp and contemporary styling continues into the well-proportioned bedroom with built-in storage and the bathroom with an electric shower thereafter, which completes the impressive accommodation internally.



The Kitchen

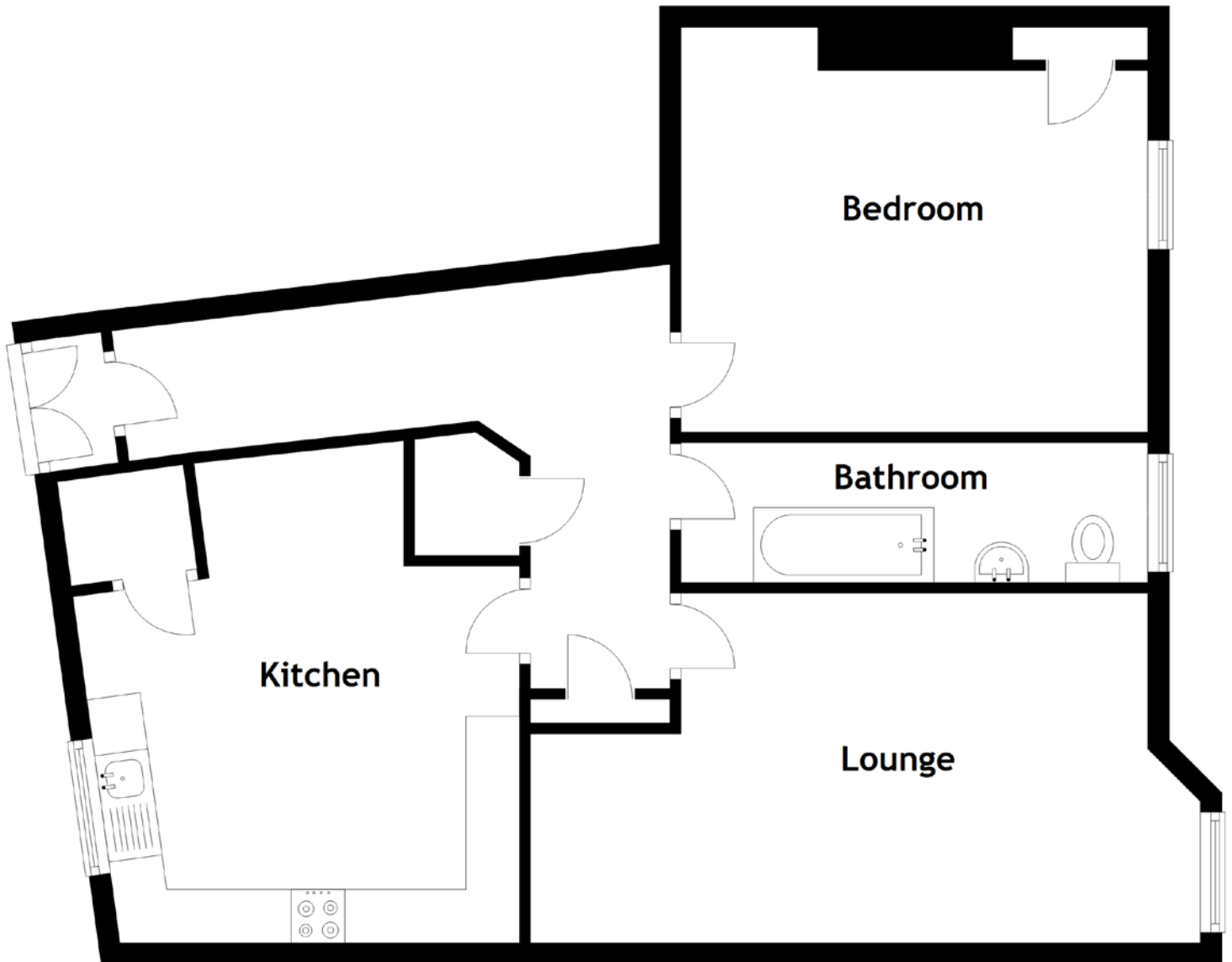




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	6.07m (19'11") x 3.26m (10'8")	Gross internal floor area (m ²): 73m ² EPC Rating: D
Kitchen	3.94m (12'11") x 3.93m (12'11")	
Bedroom	4.35m (14'3") x 3.77m (12'4")	
Bathroom	4.35m (14'3") x 1.30m (4'3")	

The apartment is kept warm, comfortable and secure via gas central heating. The building itself benefits from well-kept communal stairs and an active group of residents look after the building. A CCTV security system at the front door is provided and a keyless entry.

Externally, the building has an envious, communal roof terrace that is complemented by a social and entertaining space that is sheltered by a turret providing a seating area for all seasons. This area offers incredible views across the city and is a real suntrap, especially in the summer months.

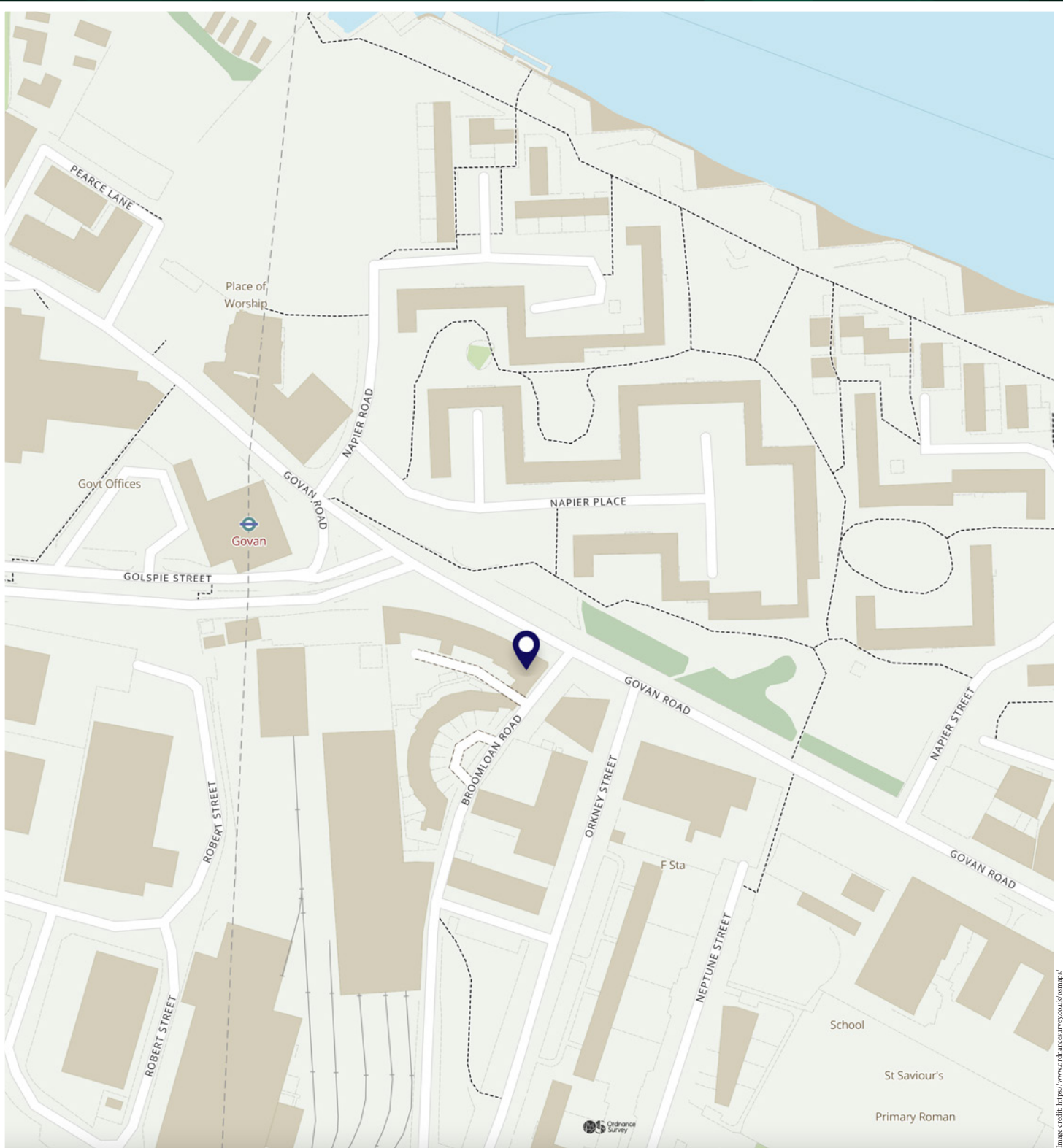




Govan Road is located within the Govan area of Glasgow, with easy access to the Queen Elizabeth University Hospital and the main thoroughfares leading to the city centre of Glasgow and the surrounding districts. Govan tube station and bus station are positioned next to one another and the tube is a one stop journey to the west end and seven stops to the city centre. The new pedestrian bridge that is being built between Govan and Partick is due for completion in Spring 2024 making the West End only a ten minute walk away!

The area benefits from excellent access to the national motorway network with the M8 motorway a short drive away. There are local shops close to hand and Braehead Shopping Complex is only five minutes away by car. It offers an extensive range of high street retailers, along with a wide variety of leisure pursuits including Xscape Activity Centre with ski runs and bowling alleys. Alongside the Braehead Shopping Complex, Silverburn Shopping Centre is less than a ten-minute drive away.

The Location



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Text and description
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CRAIG DEMPSTER
Photographer



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