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*STYLISH TWO-BED
GROUND FLOOR APARTMENT*



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We are delighted to offer to the market this stylish two-bed ground floor apartment, set in a great location with the added benefit of being in close proximity to the heart of the vibrant 'West End', with all its popular bars, restaurants and cafes.

The accommodation comprises a bright and airy double-aspect lounge/diner, with large panoramic windows that allow an abundance of natural light to fill the room. The spacious lounge offers a quiet and peaceful space to relax in and the window seat is the perfect place to relax with a good book and a coffee.







The recently fitted kitchen looks fantastic, finished in a range of J-Pull units with 'Metro' tiles, a gas hob, electric oven, and ample space for the slimline dishwasher, washer/dryer and fridge freezer. To help ensure the apartment is always clutter-free, there are two handy storage cupboards off the hallway.





There are two good-sized bedrooms in this apartment, both lovely and bright with ample space for free-standing furniture.





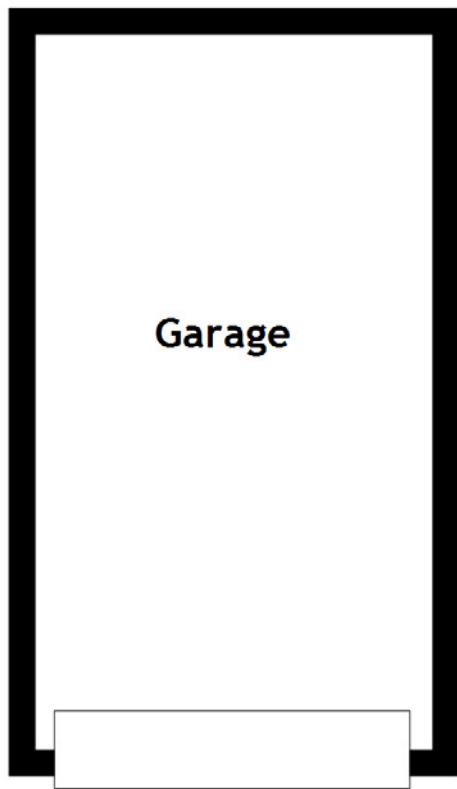
Bedroom 2





The tiled bathroom is fresh and bright, with a white suite and a mains shower over the bath, ensuring there's always lots of instant hot water for refreshing showers.



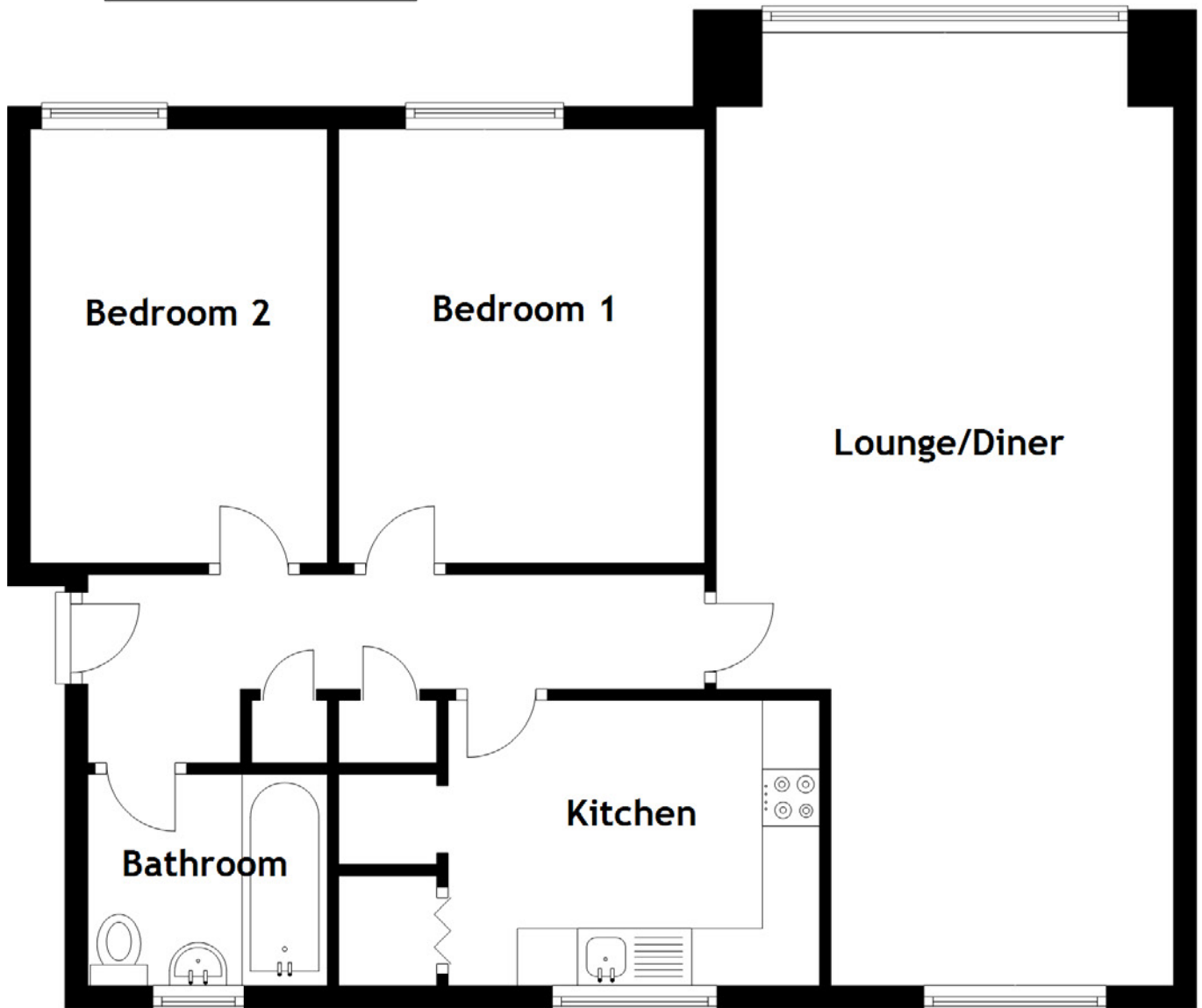


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.70m (25'3") x 4.00m (13'2")
Kitchen	3.25m (10'8") x 2.50m (8'2")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.85m (6'1")
Garage	5.50m (18') x 3.05m (10')

Gross internal floor area (m²): 79m²

EPC Rating: C



The home is kept warm and comfortable via double glazing and gas central heating and the apartment comes with its own garage. This is a property that has been enjoyed by the current owner, given the excellent accommodation, ground floor position and the convenient city living location.

Early viewing is advised to anyone seeking a great apartment set in an ever-popular location.





We are delighted to offer to the market this spacious and inviting two bedroom ground floor apartment, benefiting from flexible accommodation and situated within the popular location of Kelvindale. Excellent motorway and Transport links are close at hand via Great Western road and the Clyde Tunnel. Public transport is very frequent and near at hand, making it only 10 minutes away to the trendy bars and restaurants of the west end and Byers Road, and only 15 minutes to the City centre.

A large range of shops are available at Anniesland such as Morrisons and Marks and Spencers, and also within Kelvindale itself. With excellent schools such as Kevindale Primary and Cleveden High school close by, the property is ideally placed.

The Location

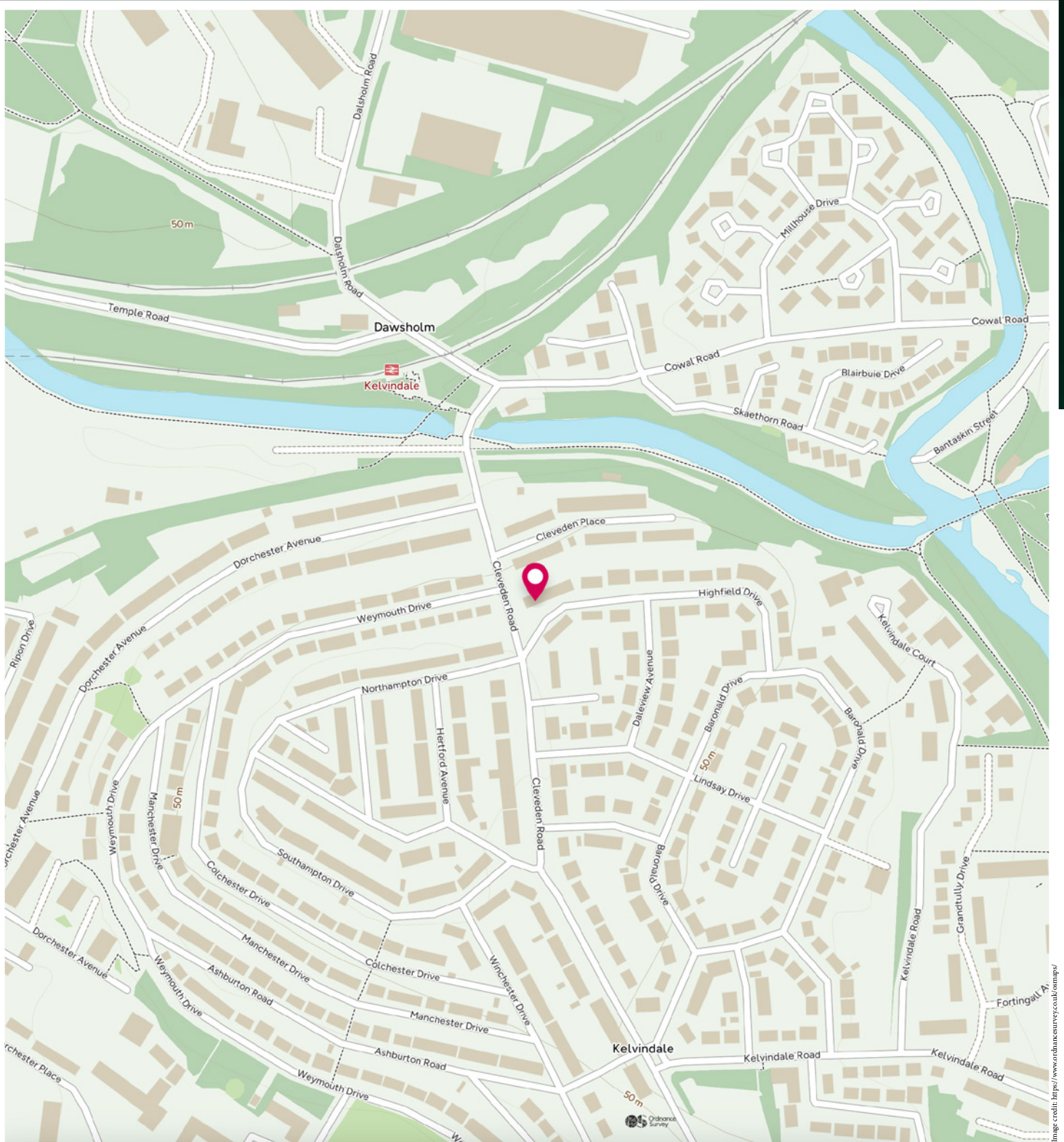


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

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