Excellent one bedroom ground floor flat with front garden

Fantastic West End location in walk-in condition









10 (0/2) Striven Gardens

North Kelvinside, Glasgow, G20 6DZ

Scan Here!

1 BED

1 BATH

NEAR RIVER

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

10 (0/2) Striven Gardens

The ever popular and vibrant area of North Kelvinside is a great place to live and commute from. Public transport links by bus and underground are frequent and it's a mere 10 minutes to Glasgow city centre. For those travelling by car the main motorway links are also close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. The West End is full of nightlife, trendy bars, restaurants and cafes offering a fantastic social scene, that is some of the best Glasgow has to offer. There is also an abundance of areas such as Kelvingrove Park for those who like to keep fit and active by walking or cycling.

Part Exchange available. We are delighted to offer to the market this excellent one bedroom apartment, offered to the market in walk-in condition and occupying a preferred ground floor position. This lovely apartment has the added bonus of a small front garden, perfect for those who like to sit out and relax in their private space on a sunny day.

Accommodation comprises: a host of original period features, including: a bright and airy lounge with beautiful high ceilings, ceiling rose, cornicing and dado rail, gas fire, stripped solid wood floors and a large bay window which helps to flood the room with natural light. There is a large cupboard off the lounge offering a great little study area. The natural floorboards and the quality feel it brings flows throughout the apartment. There is a handy storage cupboard off the hall to ensure a clutter free environment. The kitchen/diner is lovely, finished in a good range of units. It has 5 ring gas hob and an electric oven, and space for a free standing fridge freezer, washing machine and microwave (freestanding appliances may be available by separate negotiation). The bathroom is fresh and bright, with a white suite, tiled floor and an electric shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers. There is a spacious double bedroom with ample space for free standing furniture.

The property is kept warm and comfortable courtesy of the double glazing and gas central heating. There is a well maintained communal back garden space to the rear of the property. Residents also have key access to Striven Gardens which fronts the property. There is unrestricted parking. The property has just been given a clean 'bill of health' on a home report survey by J and E Shepherds. Some properties tick all the boxes, this is certainly one of them, early viewing is advised for this lovely apartment that would make a great first time buyers home or a fantastic Buy to Let investment, we believe it is quite simply one of the best in the street.

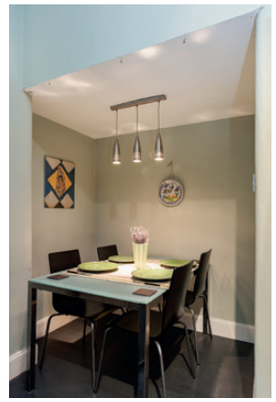




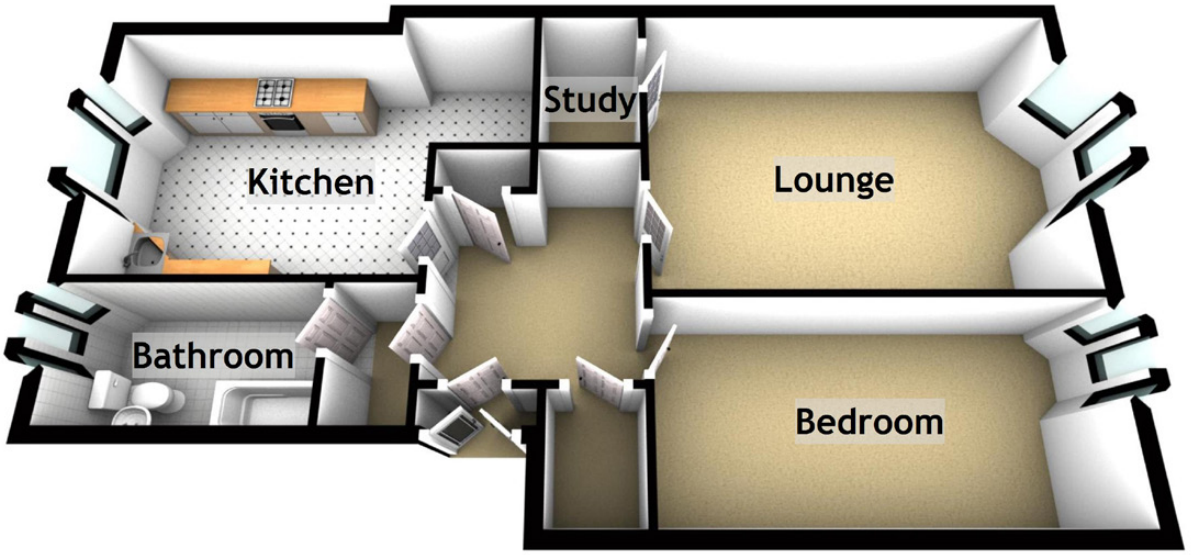










APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.16m (16'11") x 3.72m (12'2")
Kitchen	5.27m (17'3") x 3.54m (11'7")
Study	1.83m (6') x 1.24m (4'1")
Bedroom	5.15m (16'11") x 2.50m (8'2")
Bathroom	2.98m (9'9") x 1.62m (5'4")

Gross internal floor area (m^2) - 71



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 IN ASSOCIATION WITH THE SUNDAY TIMES

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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



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Photographer



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