





NORTH KELVINSIDE GLASGOW

G20 8NZ

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Yet, even in this distinctive city, there's one place that stands apart from the rest, The West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

Situated in North Kelvinside, this flat is in a highly desirable West End location and is just a short distance from a fine selection of amenities on Great Western Road and Byres Road, together with the wonderful, nearby Botanic Gardens. The property is also close to Kelvinbridge underground and Glasgow University. There are good road links to the nearby Clyde Tunnel, Clydeside Expressway and M8 motorway network.



Queen Margaret Drive Shops, Kelvingrove Art Gallery, Botanic Gardens, Subway, Ubiquitous Chip and Peckhams

1/2, 90 QUEEN MARGARET DRIVE

NORTH KELVINSIDE, GLASGOW, G20 8NZ

Occupying a preferred first-floor position, within this sandstone tenement building in a highly sought-after pocket of North Kelvinside, is this one bedroom flat, presented to the market in walk-in condition. It benefits from a complete re-decoration, modernisation and improvement programme (to include new kitchen, bathroom, high-quality flooring and light fittings). As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

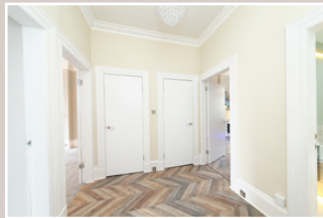
On entering this property, you walk into a large welcoming hallway, which provides access to all rooms and further benefits from three storage cupboards. The immediately impressive lounge has a bay window to the front aspect, which floods the room with natural light and offers views into the distance. The feature fireplace and the study recess (with subtle LED lighting) give the room a unique feel. The newly fitted kitchen/diner (with feature lighting in the plinth) has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a

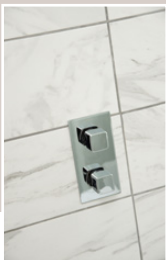
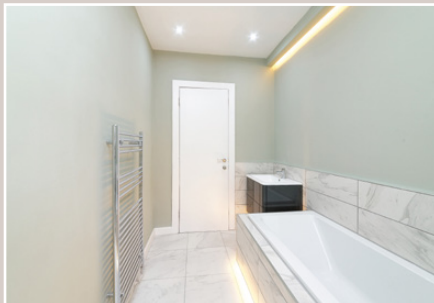
striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor, washing machine and fridge freezer. There is also space for a dining table or a comfy sofa within the recess, making this the ideal kitchen for an aspiring chef.

The master bedroom is a spacious room, allowing for additional free-standing furniture if required and with a picture window to the front aspect. A newly fitted bathroom, with a modern four-piece suite, with a separate shower cubicle, creates the perfect ambience in which to unwind.

The flat also benefits from gas central heating to radiators and a security door entry system for additional peace of mind and comfort.

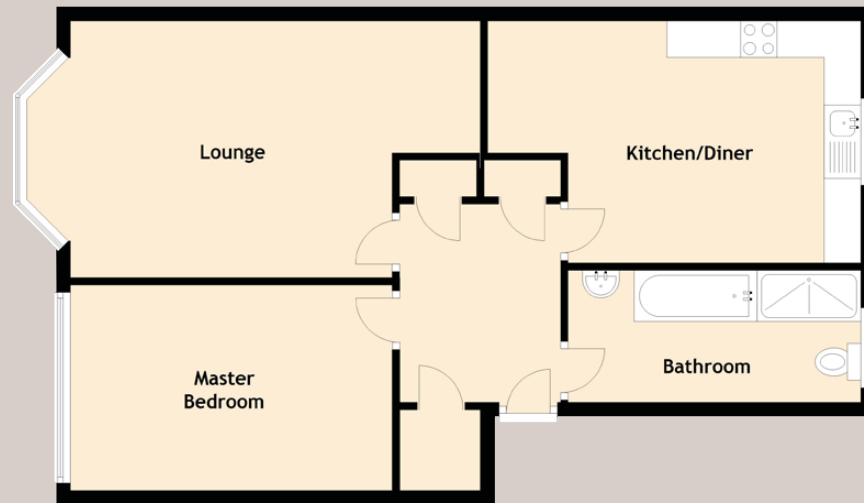
Externally, there are well-tended communal gardens. A great gathering spot where neighbourhood spirit is still very much alive and well. On-street parking is available in the immediate vicinity.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

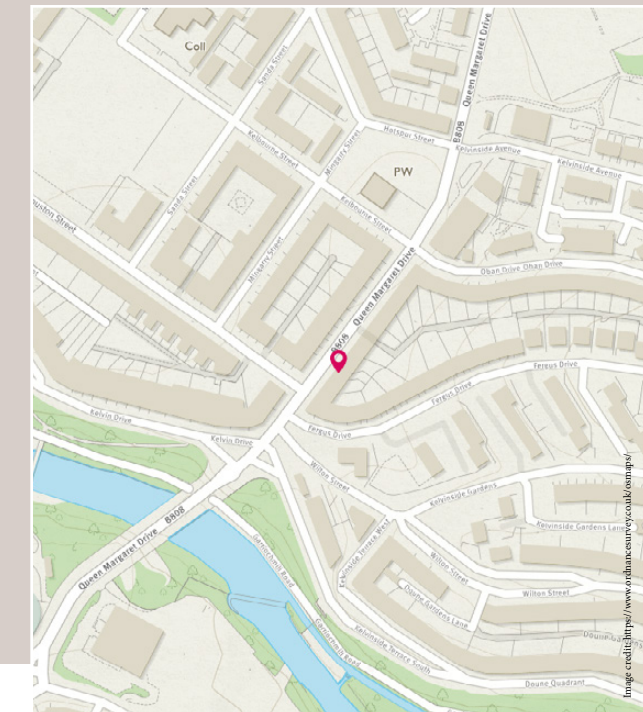


Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 3.50m (11'6")
Kitchen/Diner	5.10m (16'9") x 3.30m (10'10")
Master Bedroom	4.40m (14'5") x 2.80m (9'2")
Bathroom	4.00m (13'1") x 1.80m (5'11")

Gross internal floor area (m²): 68m²

EPC Rating: C



NEAR UNIVERSITY



TRAIN LINKS



LOCAL AMENITIES



CITY PROPERTY



BUS LINKS



PLACES TO EAT



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