



**18 Kirkmichael
Avenue,
Glasgow
G11 7QQ**

**Offers Over
£195,000**



DESCRIPTION AND LOCATION

Dallas McMillan are pleased to bring this 2 bedroom family home to the market. Situated in a private estate in Glasgow's much sought after West End, it offers all the benefits of city living, in an attractive and well kept area.

The West End of Glasgow is an extremely popular part of the city and is famous for its many independent cafes, restaurants, bars and clubs. It offers a vast array of shops which sit alongside many green spaces such as Kelvingrove Park.

There is also a huge cultural scene, with the Botanic Gardens, Transport Museum, Kelvingrove Museum and Art Galleries and the Huntarian Library.

There are excellent public transport links into the city centre including Subway, railway links and an excellent bus service, and with dedicated cycle lanes, its fantastic for bike riders too.

The property itself offers great potential for a first time buyer or investor.

On the ground floor there is the living room with views to the front of the house and boasts a fire and surround.

To the rear of the ground floor there is an open plan kitchen and dining area which creates a light bright room with views to the rear garden.

On the top floor there are 2 bedrooms with built in storage, along with a tiled bathroom with a white 3 piece suite.

Properties of this kind, in this area, are highly desirable and this one is ideal for a family, as a first home or for students studying at the near by Glasgow University.



ACCOMMODATION

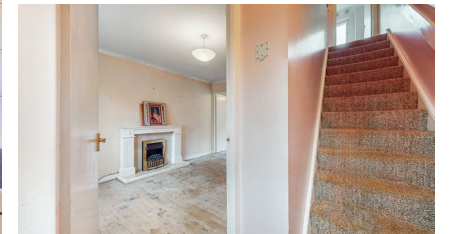
Foyer	4'0" x 3'6"
Living Room	1.21m x 1.07m
Dining Room	10'2" x 13'2"
Kitchen	3.11m x 4.02m
Bedroom One	6'2" x 9'4"
Bedroom Two	1.88m x 2.84m
Hallway	7'5" x 9'4"
	2.25m x 2.84m
	10'2" x 9'6"
	3.09m x 2.82m
	7'2" x 11'7"
	2.19m x 3.50m
	5'11" x 6'6"
	1.82 x 1.97m

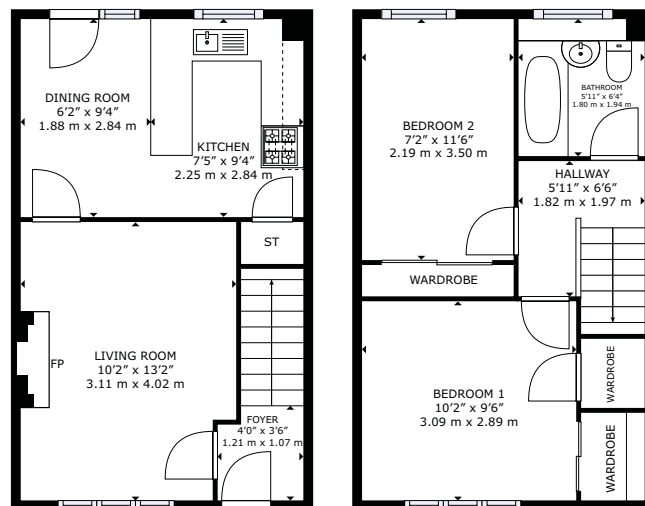
VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

ENTRY

By negotiation





GROSS INTERNAL AREA
 FLOOR 1: 303 sq. ft, 28 m², FLOOR 2: 303 sq. ft, 28 m²,
 TOTAL : 606 sq. ft, 56 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Produced by Plush Plans Ltd

TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS

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