

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



Flat 4
25 Huntly Gardens
Glasgow
G12 9AU

Offers Over
£120,000



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DESCRIPTION AND LOCATION

Set within a magnificent blonde sandstone townhouse in one of Glasgow's most prestigious West End addresses, this beautifully presented studio apartment offers a perfect blend of period elegance and modern living.

The accommodation comprises a welcoming reception hallway leading to a bright and spacious lounge with tall sash windows, ornate cornicing, and an attractive feature fireplace, creating a charming and comfortable living space. The stylish fitted kitchen is well appointed with contemporary units, integrated appliances, and ample storage. There is a mezzanine storage area which is generous in size and quietly positioned to the rear, providing a peaceful retreat. Completing the accommodation is a modern bathroom fitted with a white suite and high quality fixtures.

The property benefits from gas central heating, secure door entry, and access to beautifully maintained residents' gardens to the front, offering a delightful outdoor space in the heart of the city.

Perfectly positioned within the leafy Dowanhill area, Huntly Gardens is moments from Byres Road, where residents can enjoy an array of cafés, restaurants, bars, and boutique shops. The Botanic Gardens and Kelvingrove Park are both within easy reach, as are excellent public transport links including Hillhead Subway Station and frequent bus routes providing quick access to Glasgow City Centre and beyond.

This elegant home presents a rare opportunity to acquire a classic West End property in a highly desirable location, ideal for first time buyers, professionals, or investors alike.



ACCOMMODATION

ENTRY	6'0" x 3'11"
	1.82 m x 1.20 m
LOUNGE/DINING ROOM	
18'2" x 17'5"	5.54 m x 5.32 m
KITCHEN	9'7" x 6'1"
	2.92 m x 1.86 m
MEZZANINE STORAGE AREA	
	8'8" x 17'5"
	2.65 m x 5.32 m
BATHROOM	6'0" x 6'5"
	1.82 m x 1.96 m

VIEWING

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

ENTRY

By negotiation



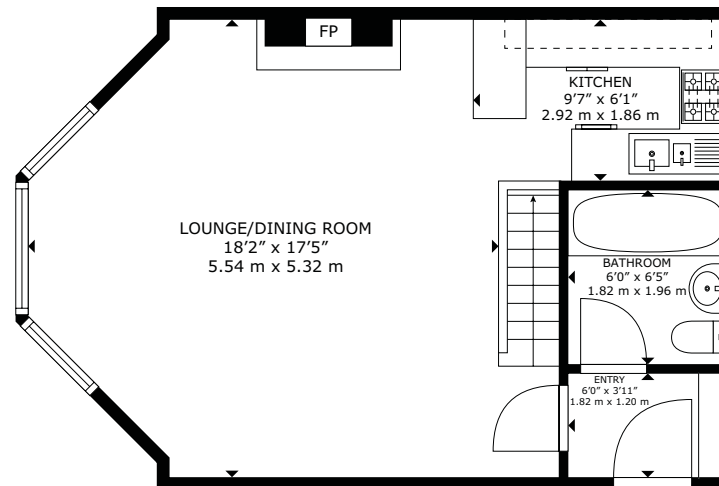


TRAVEL DIRECTIONS

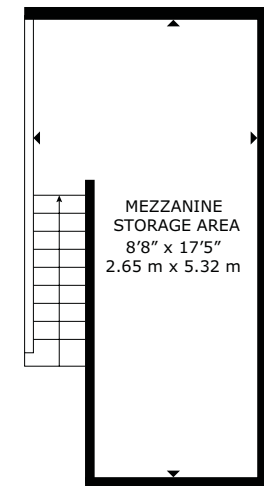
Through solicitors on 0141 333 6750

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.



GROUND FLOOR



MEZZANINE

GROSS INTERNAL AREA
GROUND FLOOR: 441 sq. ft, 41 m², FIRST FLOOR: 129 sq. ft, 12 m²,
TOTAL AREA : 570 sq. ft, 53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd

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