

Watermans Legal
Solicitors and Estate Agents
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Council Tax
Band: E

EPC
Band: C

Total Area:
70m²



251 Mingarry Street
Kelvinside, Glasgow, G20 8NS



THE PROPERTY

Set on the ground floor of a stylish Art Deco conversion, formerly the Kelbourne Fire Station, in desirable Kelvinside, this two-bedroom flat enjoys its own private front door and is accompanied by both private and shared outdoor space, and secure residents’ parking. The unique city home boasts light-filled, contemporary interiors and open-plan living, and will appeal to both young professionals and rental investors, with its enviable location, close to fabulous amenities and excellent transport links, in Glasgow’s sought-after West End.

Accessed via a remote-controlled gate, the flat’s private front door is approached via a secure, central courtyard with an ornamental fountain. On stepping inside, an entrance porch leads into a hallway defined by crisp-white walls and timber-inspired flooring, setting the scene for the stylish, freshly-decorated interiors to follow. Straight ahead, the flat’s reception space features a modern, wall-set fire and enjoys a versatile, open-plan layout, promising a sociable setting for everyday living, dining and entertaining. Generously proportioned and filled with light from a wall of full-height glazing, the contemporary area extends onto a private courtyard garden, perfect for al fresco dining and relaxation, and is supplemented by a well-appointed, openly-adjointed kitchen. Forming a wide, galley-style configuration, the kitchen comprises a range of modern, wood-styled cabinetry, paired with a sweep of downlit, granite-effect worktops and matching splashbacks. Supplementing this functional space, and neatly integrated within the design, are an oven, a gas hob, with a stainless-steel splashback and an extractor hood, a fridge/freezer, and a washing machine.

Two bedrooms are also located in the flat. Both sleeping areas share the airy décor, stylish flooring and generous glazing of the living space, and offer plenty of space for freestanding furnishings. The main bedroom enjoys the luxury of built-in, mirrored wardrobes, and a tranquil setting, accessed from an inner hallway with storage. Finally, a good-sized bathroom shares the main bedroom’s peaceful location, and features a bathtub with an overhead shower, a WC-suite set into storage, and a large, wall-mounted mirror. Gas central heating and double glazing are found throughout. Externally, the flat is accompanied by a private, rear courtyard garden and access to secure, shared grounds, with residents’ parking.

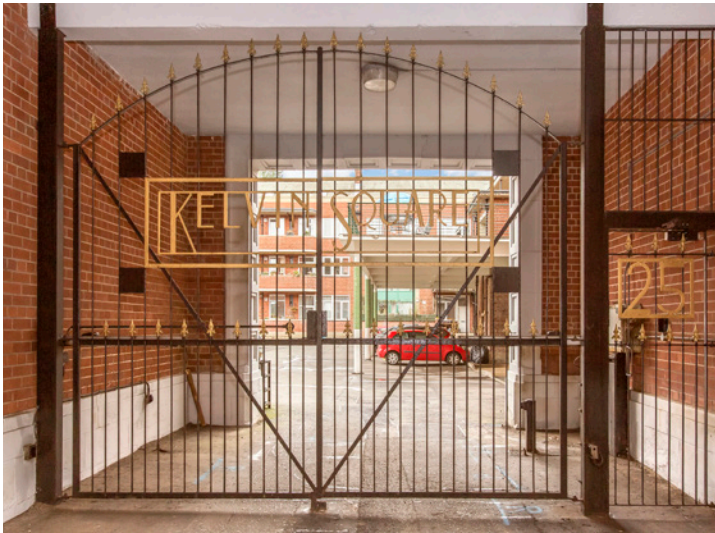
Extras: Included in the sale are all fitted floor coverings, light fittings and integrated kitchen appliances

Factor: The development is managed for an approximate monthly fee of £80/£100.



FEATURES

- Main-door, ground-floor flat
- Stylish Art Deco conversion
- Set in Glasgow’s West End
- Entrance porch and hallway
- Versatile living and dining room
- Modern, well-equipped kitchen
- Two well-proportioned bedrooms
- Good-sized, three-piece bathroom
- Private, rear courtyard
- Access to shared grounds
- Secure, residents’ parking
- GCH and DG









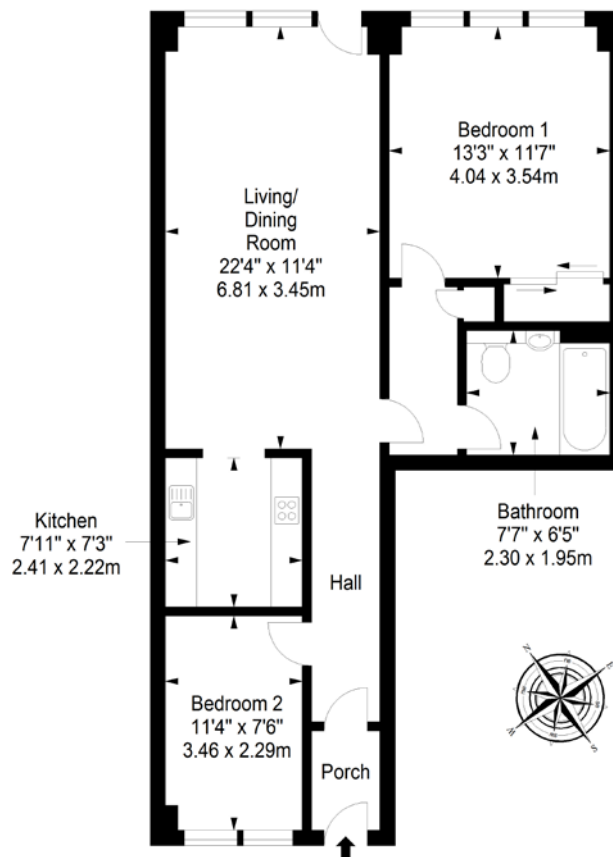


KELVINSIDE

One of Glasgow's most affluent districts, Kelvinside offers city living at its best, with magnificent period architecture and picturesque, open green spaces. Located in the highly sought-after West End, the prestigious residential area enjoys proximity to the city centre and is served by excellent local amenities, and a range of convenience and supermarket shopping, including Waitrose and Marks & Spencer. For recreation, vibrant Byres Road provides a mix of eclectic shopping, trendy bars and eateries, and is the setting for the annual West End Festival, whilst iconic Ashton Lane hosts one of Glasgow's most vibrant nightlife and culinary scenes, and is home to the renowned Grosvenor Cinema. Rich in culture, the Kelvinside area enjoys a number of world-famous institutions, including the Kelvingrove

Art Gallery and Museum, and Glasgow University's Hunterian Museum, whilst the Glasgow Botanic Gardens and the scenic Kelvingrove Park and Kelvin Walkway provide outstanding green space for outdoor recreation. The area boasts highly-regarded primary and secondary schooling, with private options available at Kelvinside Academy, The Glasgow Academy, and St Aloysius' College. Located just off Byres Road, on University Avenue, Glasgow University provides world-class further education. Regular public transport provides swift access around the city, and the well-connected district enjoys proximity to excellent motorway and rail links, and easy access to Glasgow International Airport, representing an excellent base for commuting professionals.

Ground Floor
Approx. 70.2 sq. metres (755.6 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 sq. feet)

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