



## 48A KELVINGROVE STREET, GLASGOW. G3 7RZ.

THIS UNIQUE, REFURBISHED TWO BEDROOM, OWN DOOR LOWER GARDEN APARTMENT IS SITUATED WITHIN A TRADITIONAL BLONDE SANDSTONE TENEMENT BUILDING, LOCATED IN THE PARK CONSERVATION AREA, WITHIN THE HIGHLY POPULAR AND INCREDIBLY CONVENIENT KELVINGROVE DISTRICT. SITUATED ONLY A FEW MINUTES' WALK FROM THE VIBRANT WEST END YOU WILL FIND SOME OF GLASGOW'S BEST DINING AND SOCIAL AMENITIES. THE APARTMENT IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. PARKING PERMIT AVAILABLE. EASY ACCESS TO THE UNIVERSITY OF GLASGOW AND KELVINGROVE PARK, GLASGOW CITY CENTRE

- TWO BEDROOM APARTMENT
- SOUGHT AFTER WEST END LOCALE
- ON STREET PARKING / PERMIT AVAILABLE
- UNIQUE OWN DOOR LOWER GARDEN FLOOR
- NEXT TO KELVINGROVE PARK
- GAS CENTRAL HEATING
- GOOD TRANSPORT LINKS

**OFFERS OVER £230,000**

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GLASGOW. G3 7RZ.**

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**ENTRANCE HALLWAY** 20' 8" x 15' 1" (6.29M x 4.61M)  
ACCESSED VIA ENTRANCE VESTIBULE (1.80x1.67) TO L-SHAPED ENTRANCE HALLWAY. GREY POLISHED CERAMIC FLOOR TILES. NEUTRAL DECOR. ACCESS TO ALL ROOMS. LED DOWNLIGHTS.

**OPEN PLAN LOUNGE / KITCHEN** 20' 6" x 13' 8" (6.26M x 4.16M)

TWO WINDOWS TO THE FRONT. KITCHEN AND SEATING AREA. GREY POLISHED CERAMIC FLOOR TILES. LED DOWNLIGHTS.

#### **KITCHEN AREA**

CENTRE ISLAND WITH SINK UNIT AND 5 BURNER GAS HOB. AMPLE STORAGE, INTEGRATED OVEN, FRIDGE / FREEZER AND DISHWASHER. LED DOWNLIGHTS.

**UTILITY AREA** 7' 9" x 3' 0" (2.36M x 0.92M)

WORK SURFACE. INTEGRATED WASHING MACHINE.

**BEDROOM 1** 14' 1" x 11' 2" (4.30M x 3.40M)

DOUBLE BEDROOM WITH VIEWS TO THE REAR. SHELVED ALCOVE AREA. LIGHT GREY CARPET. LED DOWNLIGHTS.

**BEDROOM 2** 12' 1" x 8' 8" (3.68M x 2.65M)

DOUBLE BEDROOM WITH VIEWS TO THE FRONT. CREAM CARPET. ALCOVE AREA. NEUTRAL DECOR. LED DOWNLIGHTS.

**STUDY** 9' 11" x 8' 8" (3.03M x 2.63M)

CREAM CARPET. NEUTRAL DECOR. LED DOWNLIGHTS.

**SHOWER ROOM** 8' 9" x 6' 0" (2.67M x 1.83M)

TWO PIECE SUITE. SHOWER CUBICLE WITH RAINFALL SHOWER ATTACHMENT. LARGE FORMAT MIRROR. ATTRACTIVE FLOOR AND WALL TILING.



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