



## Sanda Street, North Kelvinside, G20 8PU

Shanta Residential are delighted to present to the market this two bedroom, third floor flat in the sought after North Kelvinside district of Glasgow. This property is presented in walk in condition and offers luxurious features throughout. Entrance is gained through secure entry into a well-kept close. Upon entering the property you are struck by the high standard of finish and attention to detail that continues through the home. The welcoming hallway is bright and spacious and offers great storage in the form of a good sized cupboard and access to all main rooms. The open plan kitchen/lounge is bright and boasts large windows allowing the natural light to flood in and illuminate the room. The contemporary kitchen is fitted with modern wall and floor units offering great storage and meal prep space. The sleek fittings give the space a luxurious finish. The master bedroom is spacious and bright with built in storage and also offers a fantastic ensuite shower room with modern fittings and three piece suite. The second bedroom is, again, decorated beautifully and offers built in wardrobes. Completing the property is the luxurious, well designed, bathroom. With its three piece suite, beautiful tiling and stylish fittings, this room is truly stunning. Completing this space is the excellent utility area neatly tucked behind the bathroom cupboard door. Outside the property benefits from a well kept, shared, first floor, rooftop garden to enjoy the summer sunshine as well as private allocated parking. Situated in a sought after West End locale, the property is close to many shops and amenities on Queen Margaret Drive, Great Western Road and Byres Road including bars, cafes, restaurants and delicatessens. The River Kelvin walkways, Botanic Gardens and Kelvingrove Park are also nearby. A frequent bus service runs on Great Western Road and there are two local underground stations at Hillhead and Kelvinbridge. There are also good road links to the City Centre, Glasgow International Airport and beyond. With its great location, gas central heating and double glazing we expect this property to be popular so would advise early viewing to avoid disappointment. For council tax purposes this property is band E.

- **Two Bedrooms**

- **Two Bathrooms**

- **Upper Floor**

- **Great Location**

- **Gas Central Heating**

- **Double Glazing**

- **Nearby Amenities**

- **Private Allocated Parking**

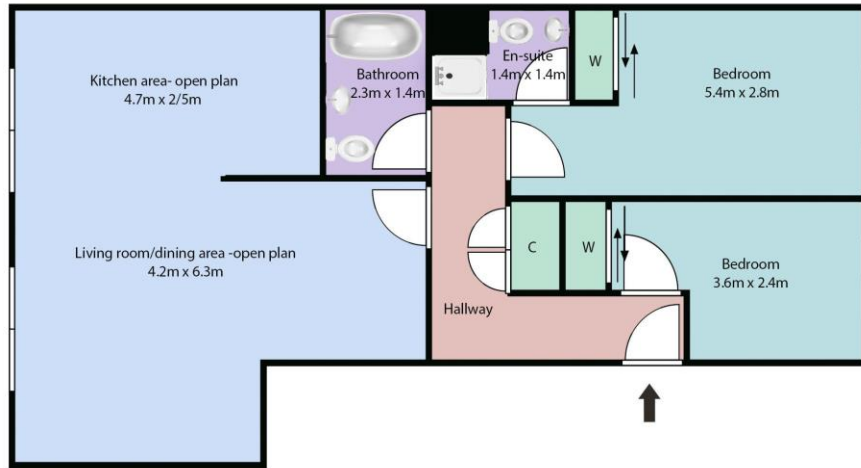


Offers Over £215,000



# Floorplan

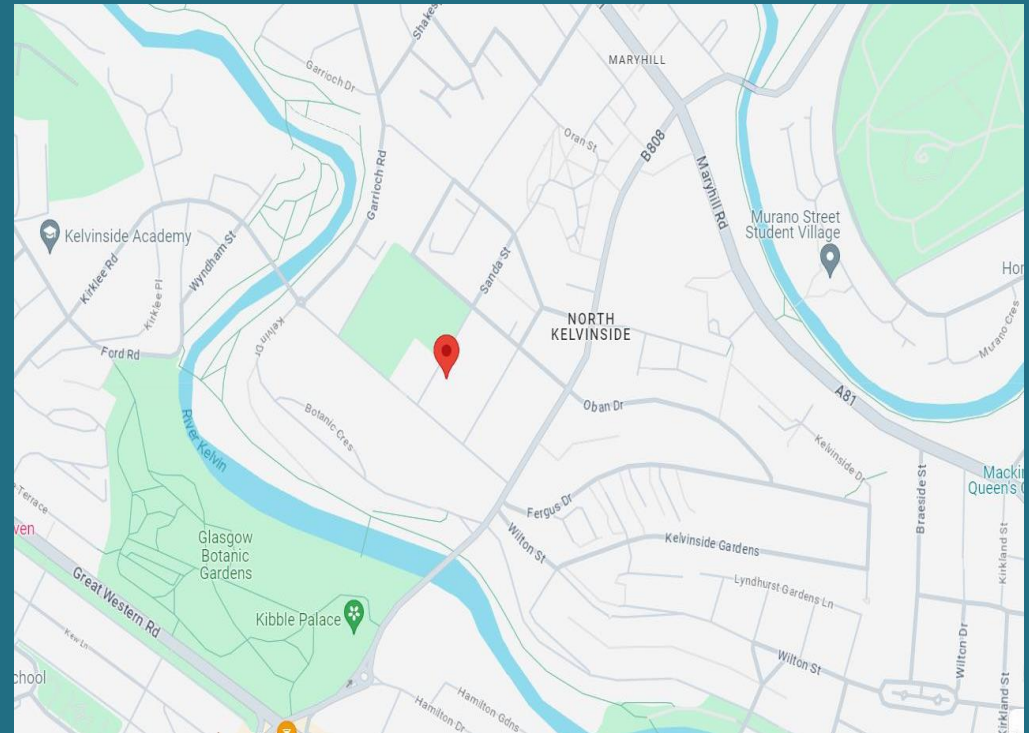
10 Sanda Street, Glasgow, G20 8PU



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as representation by their seller, nor their agent.



# Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.