



**2/2 12 GARRIOCH DRIVE**  
NORTH KELVINSIDE

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

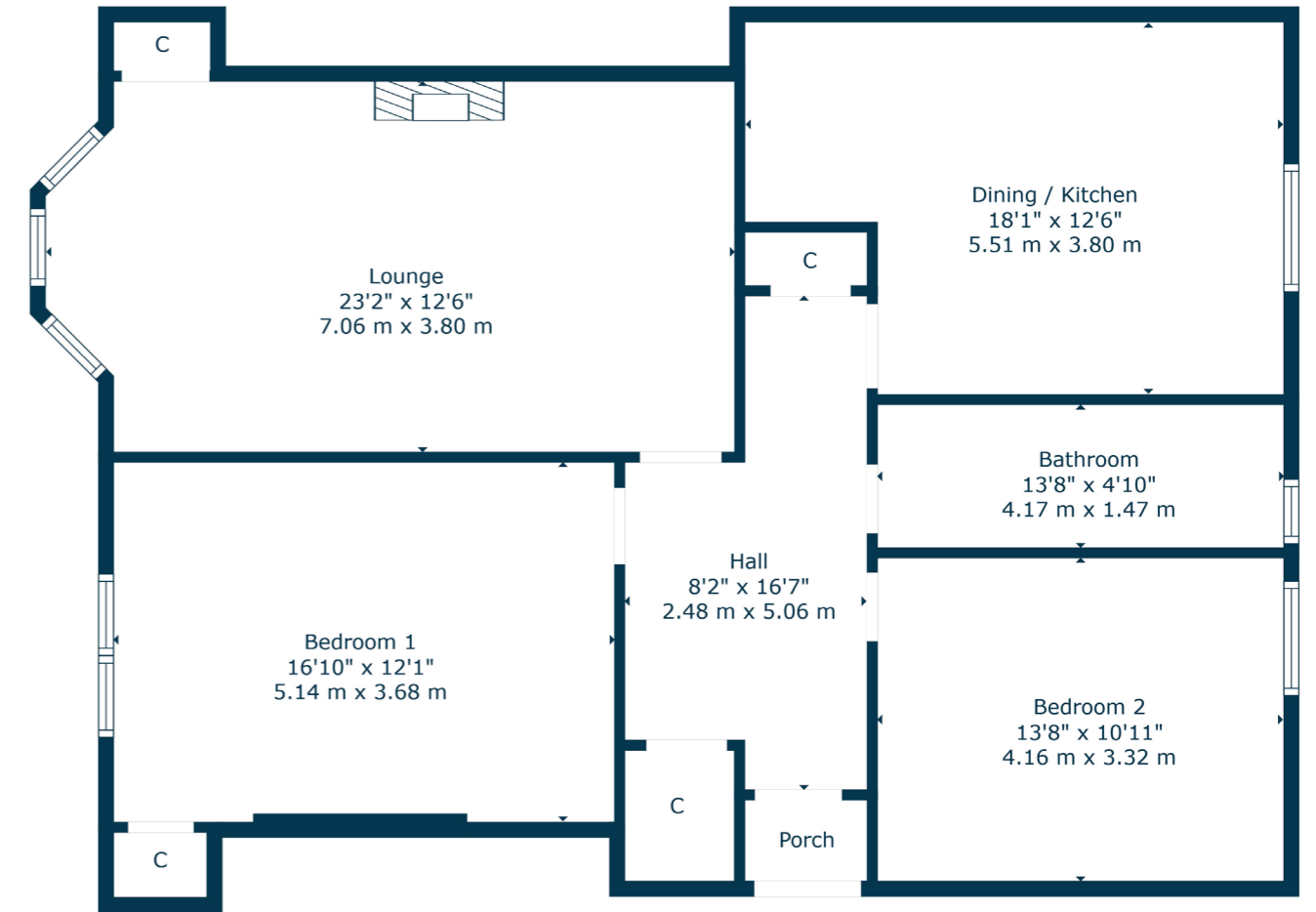
**This wonderful, two bedroom second floor tenement flat is situated in the very popular North Kelvinside district.**

2/2 12 Garrioch Drive is a fantastic, two bedroom second floor tenement flat situated in the very popular North Kelvinside district, close to the Kelvin Walkway and the Botanical Gardens. The property is initially entered via a secure entry system leading to a very well-maintained residents common hall which provides access to the resident's communal gardens to the rear.

The internal accommodation comprises: entrance vestibule, welcoming reception hallway with storage cupboards off, and a large bay windowed lounge with feature fireplace and fantastic open aspects across the Kelvin Walkway. There is a large, modern dining kitchen to the rear boasting a range of base and wall mounted units and two spacious double bedrooms both offering ample space for free standing storage. Finally, a modern family bathroom with shower over bath completes the accommodation on offer.

In addition, the property has gas central heating, double glazing and secure entry system. Permit parking is available via request to Glasgow City Council.





North Kelvinside is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens and retailers including Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, La Lanterna and Farrow & Ball. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.

Public transport is also available with a choice of Kelvinbridge underground, railway and bus routes to Glasgow City Centre and beyond. There is private schooling available at Kelvinside Academy on Kirklee Road and on Great Western Road at Glasgow Academy and The High School of Glasgow. There are also a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

**WE4970** | Sat Nav: 2/2 12 Garrioch Drive, North Kelvinside, G20 8RF

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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