



3/1 6 MINGARRY STREET

NORTH KELVINSIDE

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3 | BEDROOMS

1 | BATHROOM

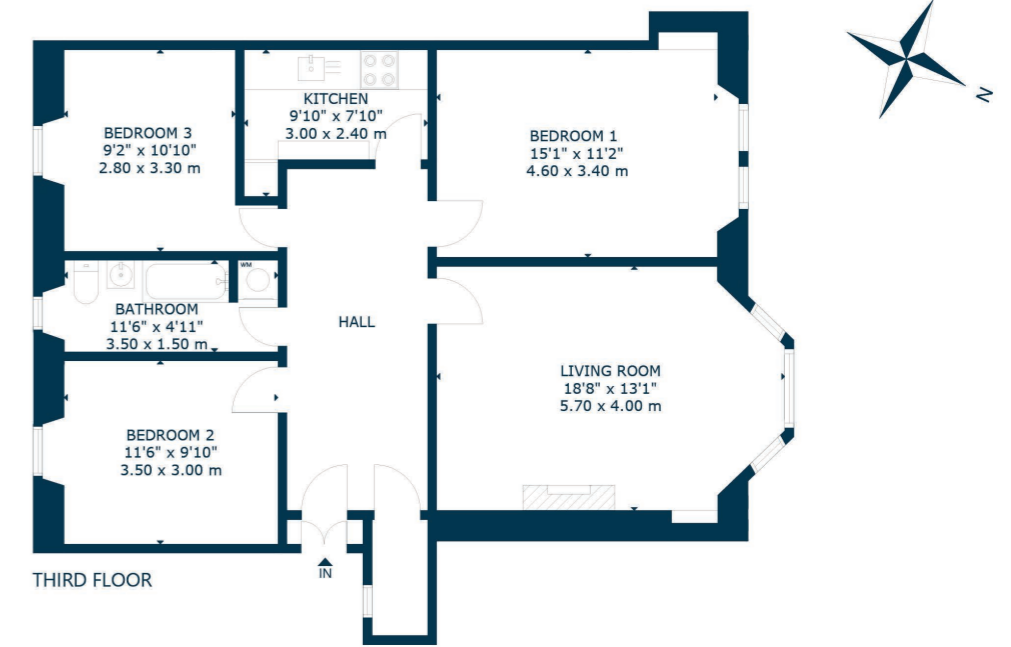
1 | PUBLIC ROOM

3/1 6 Mingarry Street is a wonderful, three bedroom top floor tenement flat located in the heart of North Kelvinside with a wide array of local amenities nearby and access to Glasgow Botanic gardens.

The building is initially accessed via a secure entry system into a well-kept residents' communal close that in turn, provides access to the immaculate rear courtyard. The internal accommodation comprises; welcoming reception hall, large bay windowed lounge with feature fireplace place, internal kitchen and three generous sized double bedrooms (one currently being utilised as a study). Finally, there is a family bathroom with three piece suite, completing the accommodation on offer.

The property has gas central heating, double glazing, hardwood flooring, and residents on street permit parking can be requested via Glasgow City Council. The flat is also situated close to the North Kelvin Meadow, which is a fantastic green space for the whole community to enjoy.





3/1 6 MINGARRY STREET, GLASGOW, G20 8NT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 963 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.

WE4764 | Sat Nav: 3/1 6 Mingarry Street, North Kelvinside, Glasgow, G20 8NT

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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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Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk