



**2/2 142 FERGUS DRIVE**

NORTH KELVINSIDE

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This superb second floor, three bedroom apartment, situated within a beautiful red sandstone tenement building has been meticulously upgraded throughout whilst retaining a plethora of period features including detailed cornicing, woodwork, tall skirtings and feature fireplace. The property is well-positioned to take full advantage of an abundance of local amenities and parks.**

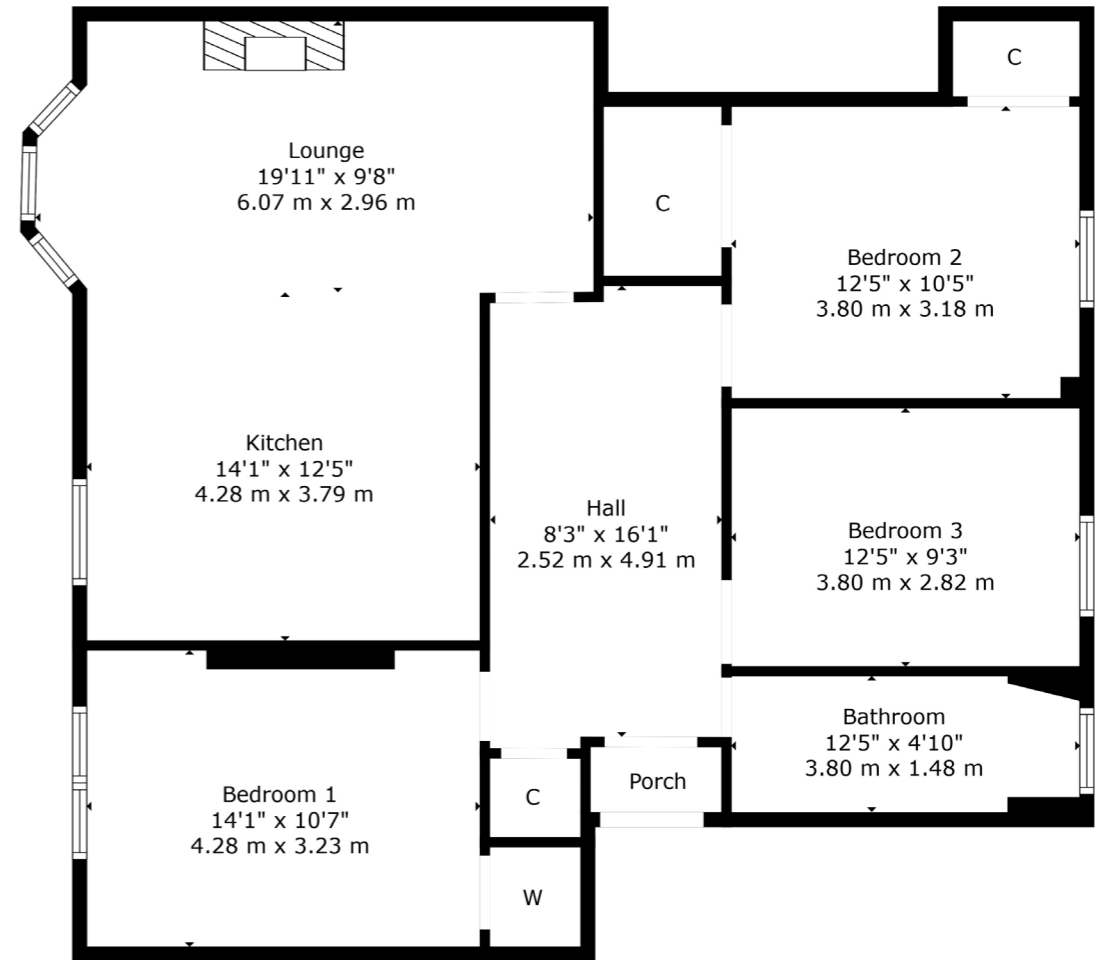
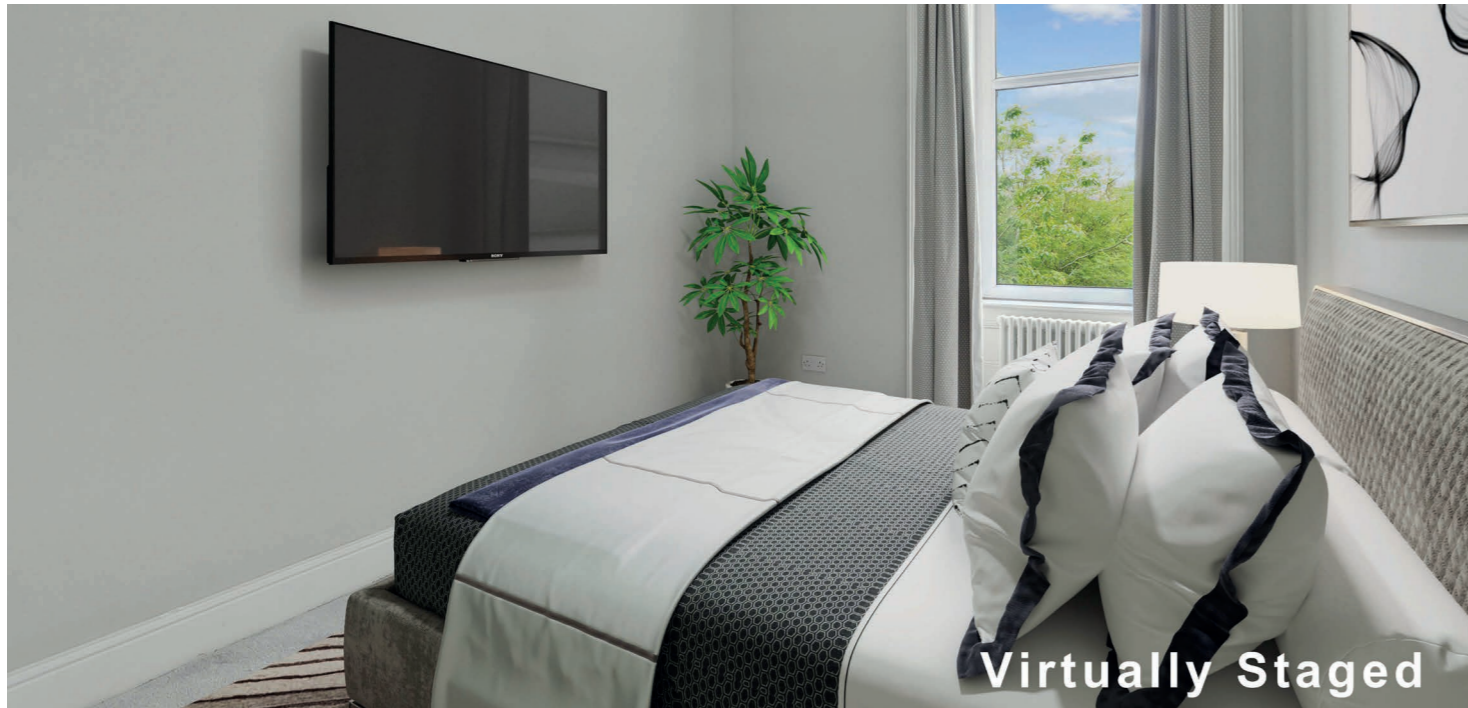
The building is entered via a secure entry system into a well-maintained communal hall, which in turn, leads through to the immaculate residents gardens.

Internally, the accommodation comprises; access via entrance vestibule, welcoming reception hall with storage space off, a stunning bay windowed lounge to the front with feature fireplace, detailed cornicing, space for dining and a beautifully upgraded kitchen off, with integrated appliances, breakfasting island and boasts a range of base and wall mounted units. There are two generous double bedrooms to the rear with the larger benefiting from a walk-in wardrobe and a third double bedroom to the front, again boasting in-built storage. To complete the internal accommodation, there is a gorgeous family bathroom with three-piece suite and shower over bath.

In addition, the property benefits from gas central heating, double glazed windows, communal rear gardens and decorative cornicing. Residents on street permit parking is also available via Glasgow City Council.

**Virtually Staged**





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.

**WE5047** | Sat Nav: 142 Fergus Drive, North Kelvinside, G20 6AT

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



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