



1/4 3 MINGARRY STREET
NORTH KELVINSIDE

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2 | BEDROOMS

1 | BATHROOMS

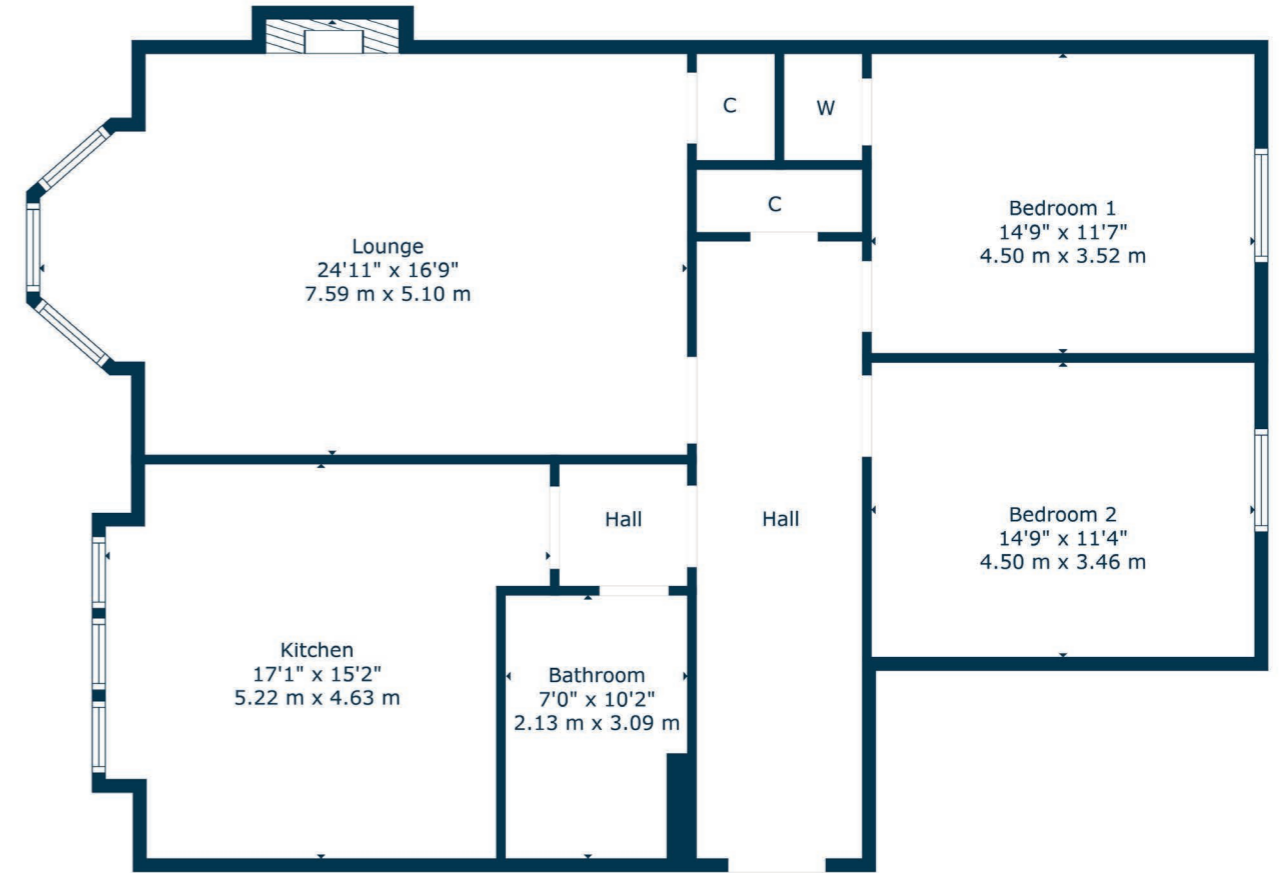
1 | PUBLIC ROOMS

1/4 3 Mingarry Street is a fantastic, two bedroom apartment on the preferred first floor, 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 communal rear garden. The internal accommodation comprises a welcoming reception hall with large cupboard off and waterproof vinyl flooring, a spacious bay windowed lounge with feature fireplace and hardwood flooring, and a fabulous large kitchen with Karndean flooring. There are two generous sized double bedrooms with UPVC double glazed windows, both offering ample space for free standing storage with the principle further benefiting from in-built storage. Finally, there is a family shower room designed by Bagno Design, with a separate free-standing shower and underfloor heating.

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





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.

WE5093 | Sat Nav: 1/4 3 Mingarry Street, North Kelvinside, G20 8NP

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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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