# 2/2 40 WEST END PARK STREET

## WOODLANDS

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**3** | BEDROOMS
**1** | BATHROOM
**1** | PUBLIC ROOM

**40 West End Park Street is a fantastic three-bedroom, second floor tenement flat situated in the highly sought-after Woodlands district. Entrance to the building is via a secure entry system leading to a residents' communal hallway.**
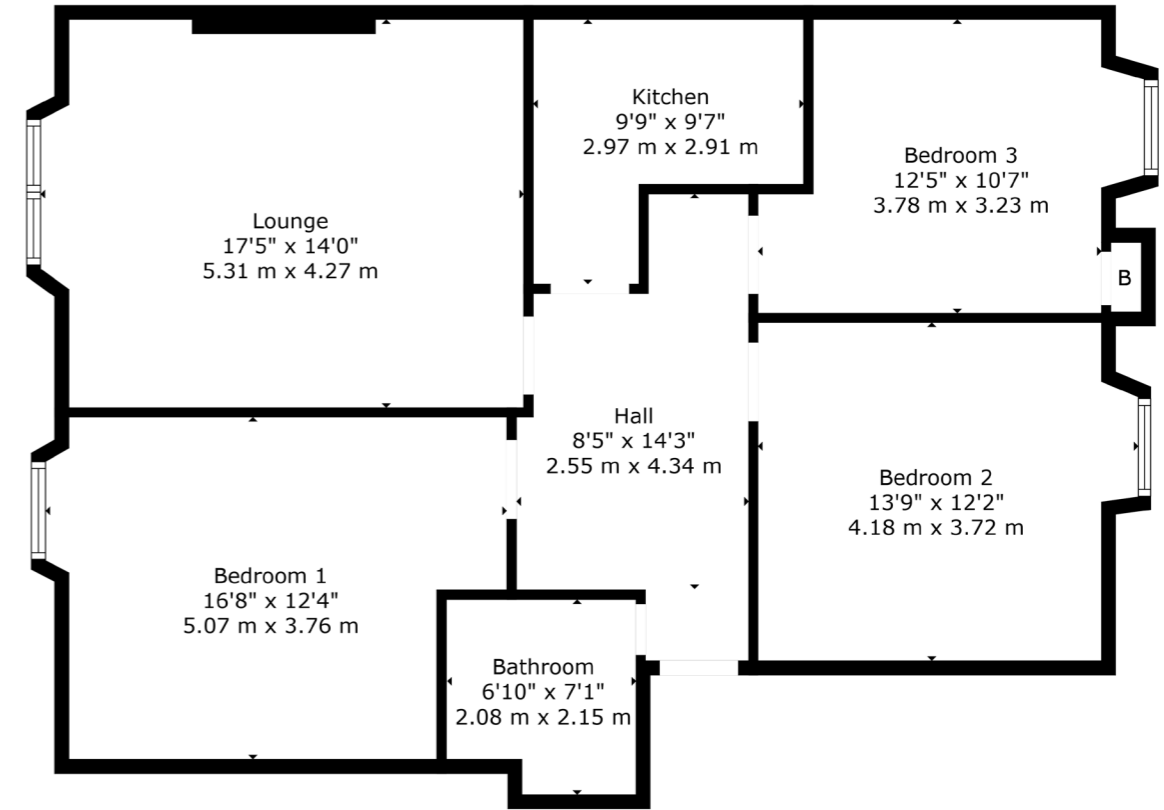
The internal accommodation comprises: a large welcoming reception hallway with internal kitchen off, a spacious front facing lounge, and three generous sized double bedrooms, all boasting ample space for free-standing storage. A well-appointed family bathroom with three piece suite completes the accommodation on offer.

The flat has gas central heating, double glazing, secure door entry system and well-kept communal rear gardens.

## Floorplan

**Kitchen**
9'9" x 9'7"
2.97 m x 2.91 m

**Lounge**
17'5" x 14'0"
5.31 m x 4.27 m

**Bedroom 3**
12'5" x 10'7"
3.78 m x 3.23 m

**Hall**
8'5" x 14'3"
2.55 m x 4.34 m

**Bedroom 2**
13'9" x 12'2"
4.18 m x 3.72 m

**Bedroom 1**
16'8" x 12'4"
5.07 m x 3.76 m

**Bathroom**
6'10" x 7'1"
2.08 m x 2.15 m

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Woodlands is well situated for access to the heart of the vibrant West End, including the University of Glasgow, Kelvingrove Park and the Botanic Gardens, linked by Kelvin Walkway along the River Kelvin. Kelvinbridge Underground Station is located close by, with several bus services linking to the City Centre and beyond.

There are a host of amenities nearby, including an excellent selection of well-established coffee shops, restaurants and bars on nearby Gibson Street, Woodlands Road and Great Western Road such as Eusebi Deli, Stravaigin, The Left Bank, Offshore Coffee, Brett, Finsbay Flatiron, The Drake and Bar & Tender.

Byres Road is also located nearby, offering a further range of shops and amenities, including a Waitrose, Marks & Spencer, Tesco Metro and boutique shops.

**WE5153 | Sat Nav: 40 West End Park Street, Woodlands, Glasgow, G3 6LQ**

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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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