



**3/1 6 WILLOWBANK CRESCENT**  
**WOODLANDS**

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**3/1 6 Willowbank Crescent is a fantastic, two-bedroom, top floor tenement flat in the ever-popular Woodlands district, ideally situated for a host of local amenities.**

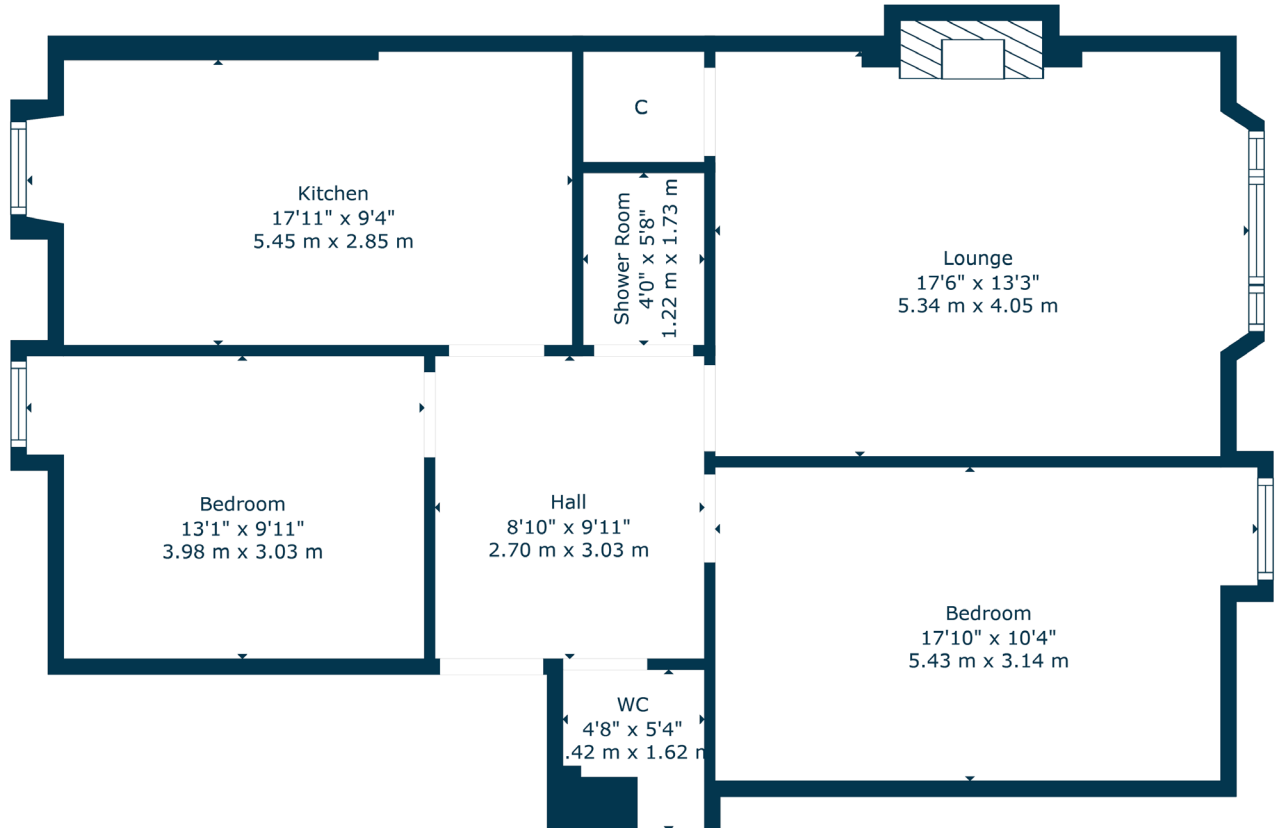
Entrance to the building is via a secure entry system into a well-kept communal hallway, and the internal accommodation comprises; large reception hallway providing access off to all apartments, fabulous lounge to the front with feature fireplace and large storage cupboard off, and a modern dining kitchen to the rear, boasting a range of base and wall mounted units and recess for dining. There are two good sized double bedrooms, both offering ample space for free standing storage. Off the hall is a well-appointed shower room and separate W.C, completing the internal accommodation on offer.

In addition, the property has gas central heating, double glazed windows throughout, and well-kept communal rear gardens. On street permit parking is available via request to Glasgow City Council.









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.

**WE5331** | Sat Nav: 3/1 6 Willowbank Crescent, Woodlands, Glasgow, G3 6NB

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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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