



SOLICITORS & ESTATE AGENTS



Top Floor Flat
3/2, 68 FERGUS DRIVE, NORTH KELVINSIDE G20 6AP
Offers Over £225,000



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Boasting panoramic southerly and westerly aspects to front and taking in Glasgow University and the Kilpatrick Hills, this immediately impressive TOP FLOOR FLAT has recently been refurbished and has an altered and improved layout. In addition, the property has recently been decorated throughout in neutral tones with new floor coverings.

Security controlled access onto entrance with stairs to upper levels. Broad reception hall with custom built display shelving to one wall and deep walk-in storage/utility cupboard. Fabulous near 18' bay window lounge/dining to front with open aspects, the focal point of which comprises a period style slate fire surround with tiled inlay and hearth. Also of note is the ornate decorative ceiling cornicing. From the lounge access is gained to a refurbished fully fitted kitchen comprising floor and wall mounted veneer fronted units with oak veneer splash back and work tops extending to form a breakfasting area, stainless steel sockets, new and unused integrated oven, hob and hood. The main bedroom which is to the rear is a generous double with deep recessed storage cupboard with en-suite shower room comprising three piece suite with underfloor heating, polished chrome towel rail, ceiling lined in PVC with recessed downlights. The second double bedroom is to the front with period style fireplace and enjoying open aspects. Bathroom comprising three piece white suite with full height wet wall panelling and large polished chrome towel rail with underfloor heating. The specification is further enhanced by gas central heating and double glazing.

This true "West End" flat is only a short walk to the Botanic Gardens, Great Western Road and Byres Road whereby you will find a wide and varied range of shopping, public road transport, underground, social amenities such as bars and restaurants in addition to Glasgow University.

EPC Rating

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Measurements

RECEPTION HALL	10'3 (3.13m) x 8'8 (2.51m)
LOUNGE/DINING	17'9 (5.43m) x 12'0 (3.66m)
KITCHEN	8'6 (2.59m) x 6'0 (1.82m)
BEDROOM ONE	14'0 (4.28m) x 10'7 (3.24m)
EN-SUITE	6'8 (2.03m) x 4'5 (1.37m)
BEDROOM TWO	13'5 (4.11m) x 9'1 (2.78m)
BATHROOM	7'4 (2.24m) x 4'9 (1.46m)



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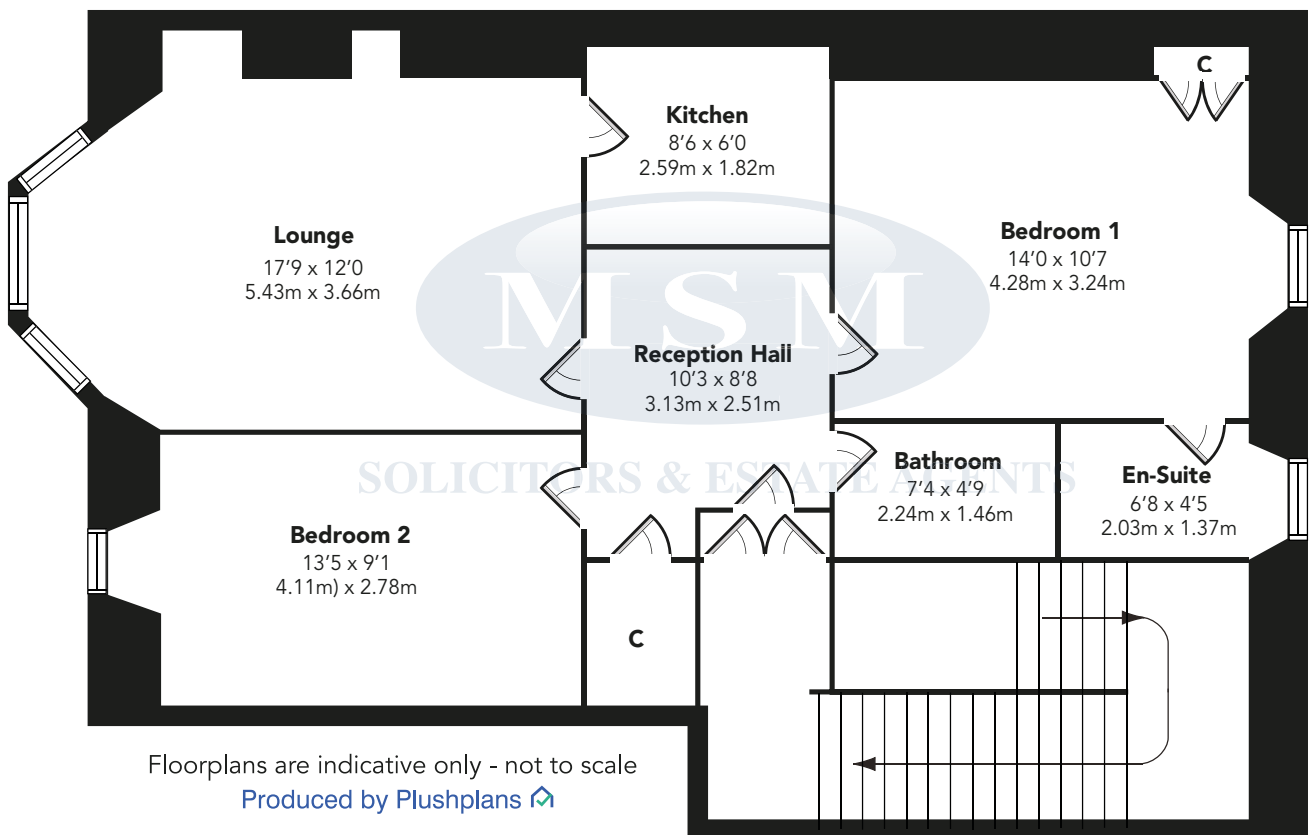
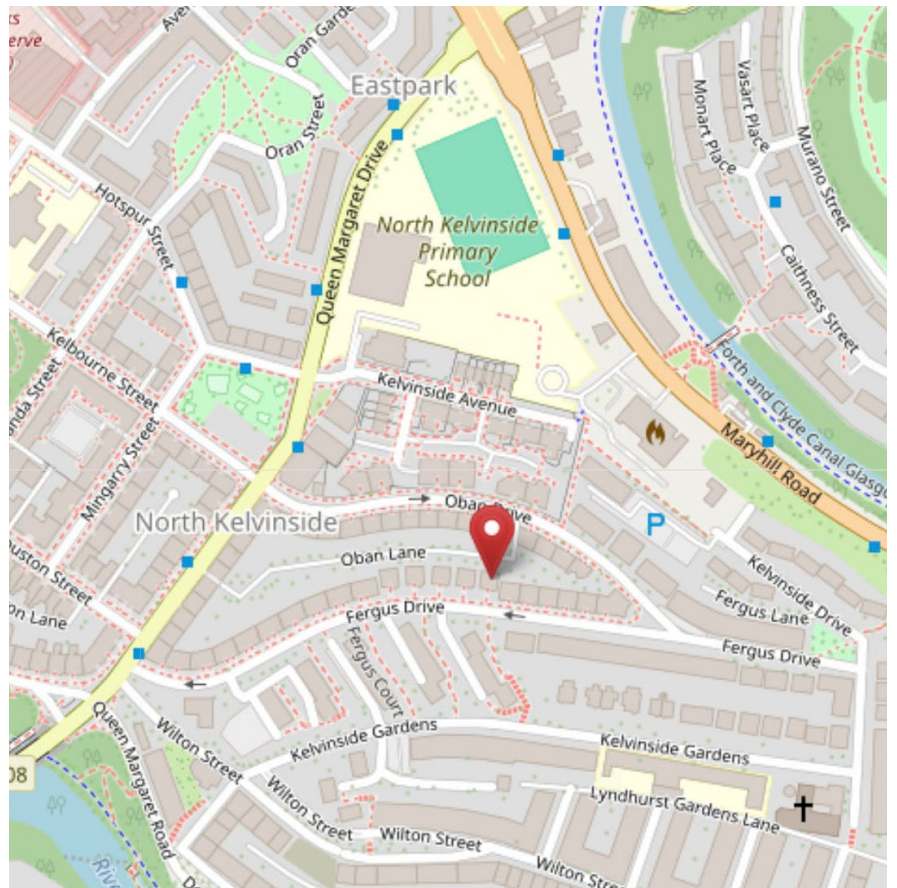
Travel Directions

Travelling north along Queen Margaret Drive from the junction with Great Western Road and Byres Road, continue straight ahead at the roundabout turning right onto Oban Drive (just before Tesco) at the top turn immediately right onto Fergus Drive and number 68 is on right.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.