



... a second generation
family business



GLASGOW, Flat 2/6 The Angel Building, 12 Paisley Road West, G51 1LE

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THE ANGEL IN THE SKY AT KINNING PARK!

Formed within the famous Angel Building and having superb views towards the Squinty Bridge and The Hydro, this heavenly and iconic 2 bedroom apartment is sure have a broad appeal to a variety of interested parties.

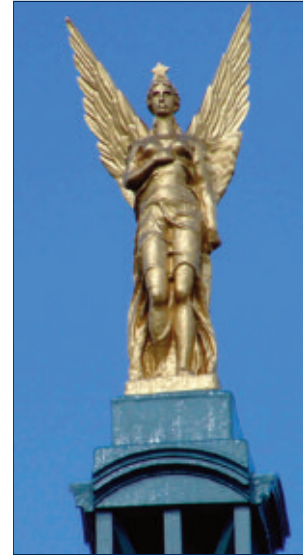
The gilded angel at the top of this building is known locally as “Mrs Ogg” as the building was originally built for Ogg Brothers Department Store and designed by James Alexander Ewing who also designed parts of the City Chambers and other statues across the City.

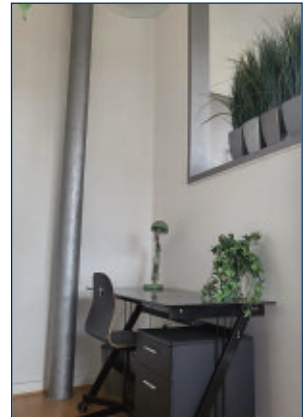
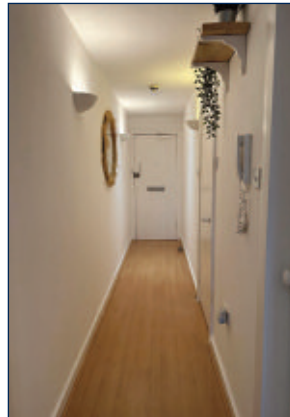
Rarely available, this unique property is for sale at offers over £180,000 and has the bonus of a private gated residents’ car park. Within a short walk to the City Centre, the West End, the Finnieston Strip and the Glasgow Media Village, this is the perfect location.

The building is entered via secure entry to the atrium which is spacious and bright with the gallery landing and cupola giving natural light to the area. The spacious lounge has dual aspect vistas and is open plan to the feature mezzanine kitchen, providing an ideal space for entertaining. Bedroom 1 is particularly spacious with dual aspect windows and wooden flooring. Bedroom 2 features an arched cathedral style window giving fantastic views across the city. The property also features excellent storage and generous wardrobe spaces.

The area boasts a number of chic cafes, pubs, hotels, quality restaurants and shops. Springfield Quay is close by providing entertainment in the form of bowling, a cinema and a casino. There is a subway station at Kinning Park and frequent bus services to all parts of Glasgow.

Own a little piece of heaven.















Price

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G & S Properties, Exchange House, 50 Drymen Road, Bearsden G61 2RH.

The Home Report can be accessed at:-
www.sellerspack.co.uk
Postcode: G51 1LE

Fixtures & Fittings included in the sale:

All fitted floor coverings, curtains and blinds. All integrated kitchen appliances.

Services

The property is connected to mains water, electricity and drainage. Heating is by means of electric central heating system. The property benefits from UPVC double glazed sealed units throughout.

Vendor

Clients of G&S Properties

Negotiator

Mark Adams

Reference

19125058





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- 1) These particulars do not form any part of an offer or contract.
- 2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

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...over 40 years of selling &
renting family homes

