



Havelock Street  
Glasgow  
G11 5JA

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## Offers Over £185,000

Traditional Top (3rd) Floor Flat situated in a well maintained traditional red sandstone building in one of the areas most sought after locations.

This flat has the original layout of accommodation with a large recess area in the lounge and a full dining sized kitchen with further recess dining area. This particular flat is at the top of Havelock Street at the corner of Byres Road and makes it a fantastic setting beside all amenities.

The building has a security controlled front door opening to an attractive well maintained communal entrance. The door to the rear opens to a neat and tidy communal drying area with brick built bin store area at the far end..

The accommodation comprises large square hallway with access to all rooms via original stripped wooden doors. Walk in storage cupboard to one side which also houses the electricity meter and gas meter.

Large and bright bay window lounge with window providing really classic West End views. Traditional fireplace with open hearth and wooden surround and at the far side of this room is a large recess dining area.



## Home Report Valuation £200,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP777997  
Postcode: G11 5JA

Council Tax Band C

EPC Rating C



The dining sized kitchen is a great size and has exposed feature wall to the rear and overlooks the communal gardens. The free standing cooker is situated in the recess area where the original range would have been and there are further storage areas with butchers block style units and a stainless steel sink at the rear window. There is a recess area at the far side with plenty space for a good sized dining or breakfasting table.



Double bedroom to the front which is an excellent size and has ample space for large free standing wardrobes and additional furniture as required.

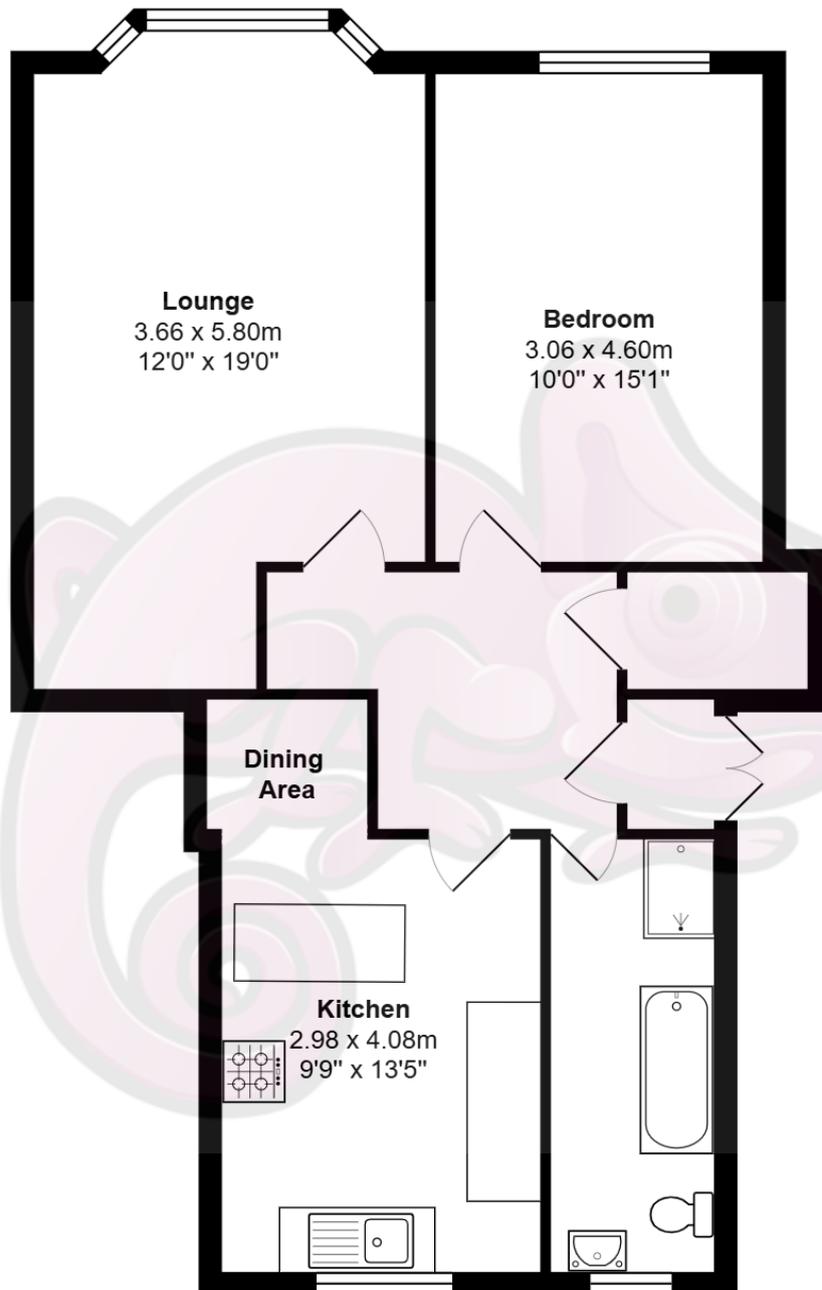
Well presented bathroom at the rear with a three piece suite comprising panelled bath, wash hand basin and a w.c. There is also an additional free standing shower enclosure with electric shower.

The property is heated with modern gas fired combination boiler and has security controlled entry.



## Vendor Comments

*The flat couldn't be in a better location with regards the West End. Everything you need is within walking distance and the flat has been excellent over the years for us.*



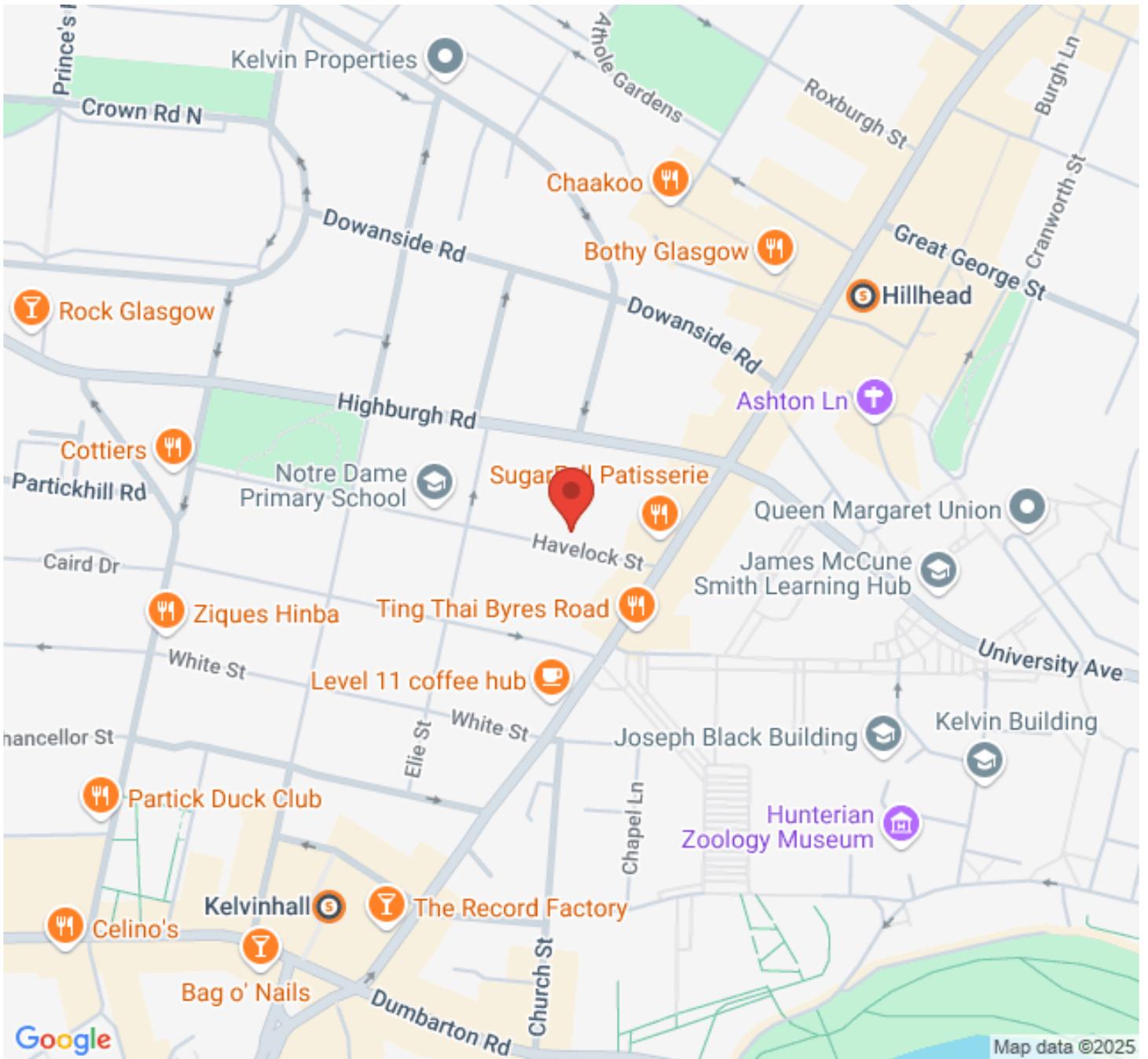
All measurements are approximate and for display purposes only

Total Area: 66.4 m<sup>2</sup> ... 714 ft<sup>2</sup>

## Location

The district is well placed for a wide selection of shops and amenities on both Byres Road and Hyndland Road. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro. The famous Ashton Lane, just off Byres Road, offers a selection of bars, restaurants and the Grosvenor Cinema. At the top of Byres Road are the Botanic Gardens offering a beautiful green space in the city and greenhouses full of tropical plants. Public transport is excellent, with bus routes operating on Byres Road and underground stations at Hillhead, Kelvinhall and Partick, where there is also a railway station.





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