



PROPERTY
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Kirklee Gate
Glasgow
G12 0SZ



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Offers Over £350,000

Situated within a beautiful area and located in the extremely sought after Kirklee district in the West End of Glasgow, this impressive luxury apartment benefits from private balcony, garage and a highly convenient position in close proximity to Byres Road, Glasgow's renowned Botanical Gardens and a tremendous selection of amenities in the West End of Glasgow.

Originally constructed by Messrs. Dickie Homes in the late 1990s, Kirklee Gate has long been regarded as one of the West End's most popular developments of modern, luxury apartments.

The development is maintained by the appointed factor (Hacking & Paterson) who keep the common grounds and buildings neat all year round. The resident's gardens are neatly trimmed and the development is screened within beautiful, mature trees which provide an excellent degree of privacy and shelter. There are residents and visitor car parking spaces and the apartment for sale benefits from a private, secure garage with up and over door. As would be expected, there is security entry, residents' mail boxes and both stair and elevators which lead from ground to upper floors.



Home Report Valuation
£375,000

www.packdetails.com

Council Tax Band F

EPC Rating C



The accommodation comprises large entrance hallway with two great storage cupboards and access to all rooms.

The large main lounge/living room is an excellent size and has nice private out outlooks and where the dining side is there is access to a private balcony.

The breakfasting sized kitchen has a range of floor and wall units with integrated hob oven and hood, integrated washing machine and dishwasher and ample space at the far side where the window is for a good sized table.

There are two double bedrooms, both of which have built in wardrobes and the larger master bedroom with a bright en suite shower room.

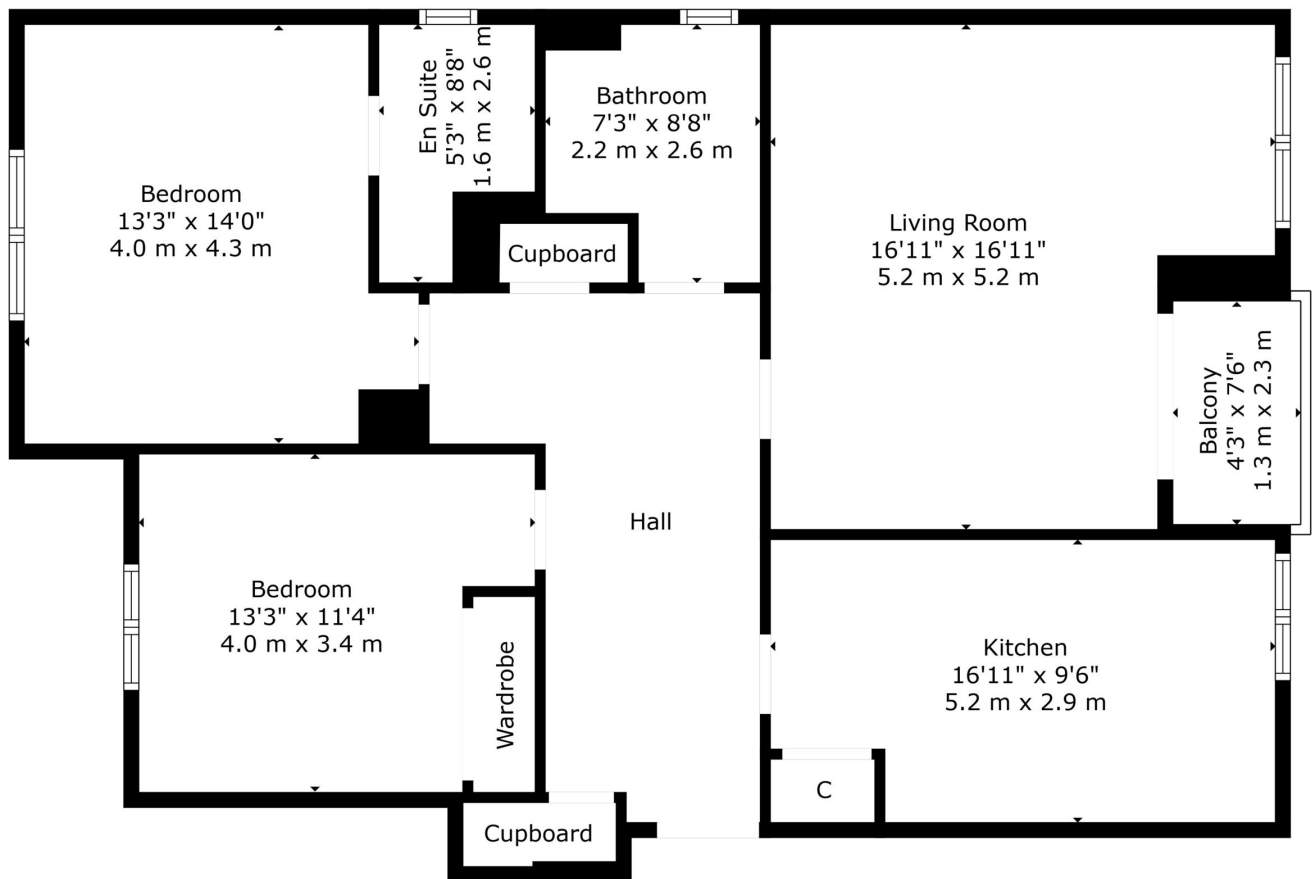
Main bathroom with three piece suite comprising panelled bath, wash hand basin and w.c.

The apartment is heated with gas central heating and has double glazing and security controlled entry.



Vendor Comments

Really enjoyed living here but work has now taken me elsewhere so after owning the property for 26 years its time to move on.



TOTAL: 1036 sq. ft, 96 m2
 BELOW GROUND: 1036 sq. ft, 96 m2
 EXCLUDED AREAS: BALCONY: 32 sq. ft, 3 m2
 WALLS: 75 sq. ft, 7 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

It is incredibly handy for the beautiful Botanic Gardens and is within easy reach of countless West End amenities, Byres Road, Glasgow University and public transport facilities. There are excellent local schools including the nearby Kelvinside Academy and local hospitals include Gartnavel General and Queen Elizabeth Hospital which is accessed via the Clyde Tunnel.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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