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Minerva Court  
Glasgow  
G3 8EH

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## Offers Over £135,000

A spacious, freshly decorated flat on the 4th floor of a purpose-built modern block in a central Finnieston location, convenient for the fantastic local amenities.

The elevated position affords views to the South-West from the balcony off the living room.

The development is accessed from the street through a secure entrance bringing you into an attractive courtyard which leads on to the block, giving lift access to all floors. Under the building is a private residents car park with this flat benefitting from 2 spaces - a fantastic feature in such a central location.

The building is finished in blond facing brick with a pitched, tiled roof and this particular flat benefits from double glazing and electric storage heating.



Home Report Valuation  
£140,000

Council Tax Band D

EPC Rating D





On entering the flat there is a welcoming reception hallway, which leads to all other rooms. The large living room has ample space for dining furniture and, as mentioned, benefits from a balcony.

The stylish, modern kitchen has a range of wall and base units, an integrated electric hob and oven, plus a free-standing fridge-freezer and washing machine.



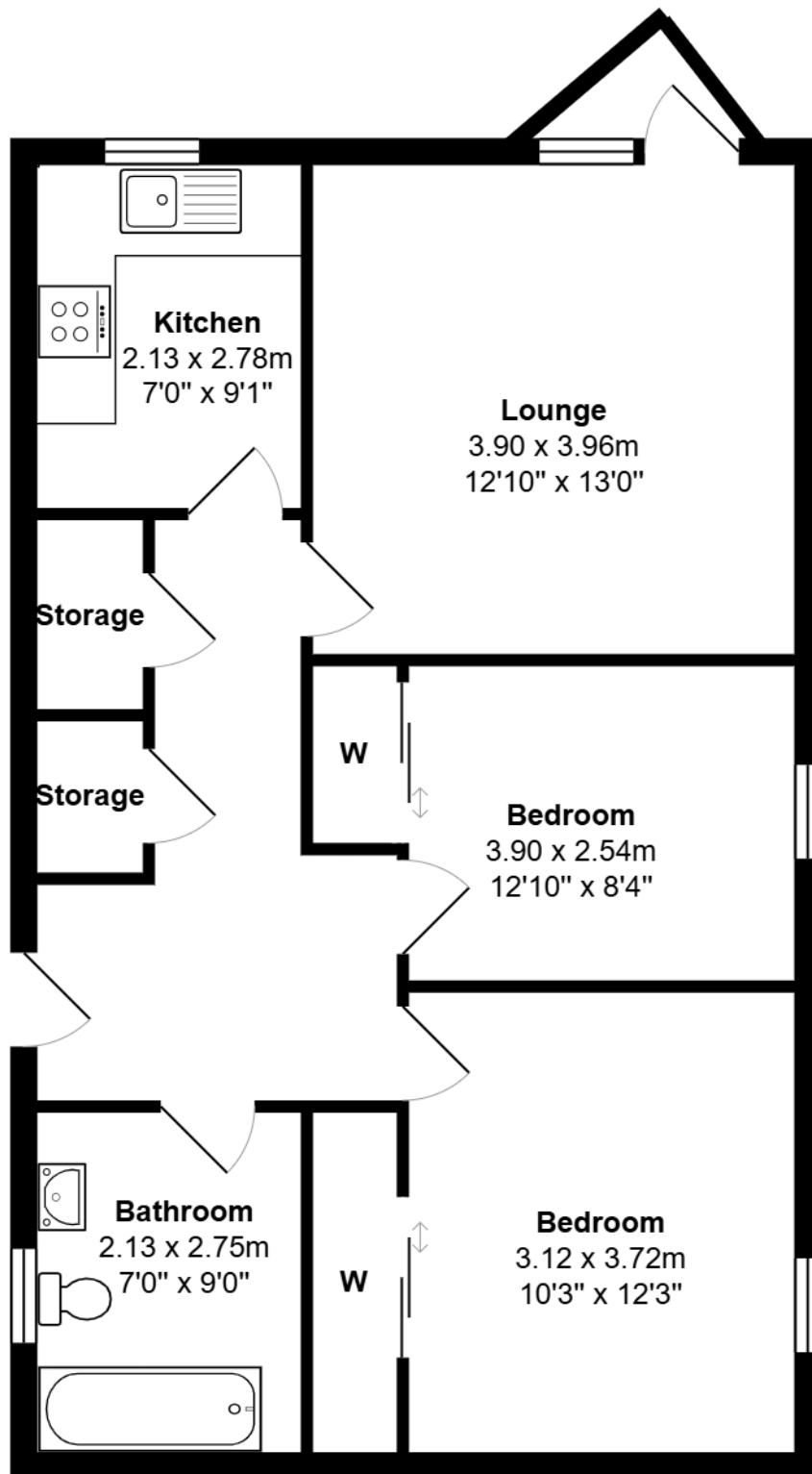
The two double bedrooms both feature large mirrored wardrobes, with Bedroom 1 in particular being an impressive size, and a bathroom - with a shower over the bath - completes the accommodation.

The generous storage is augmented by two cupboards off the hall and the flat further benefits from a security controlled entry phone.



## Vendor Comments

*This has been a great flat as is so handy for the town centre and University access.*



Total Area: 64.0 m<sup>2</sup> ... 688 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The location is ideal for access to Finniestons fabulous amenities including a range of highly-regarded restaurants, cafes and bars. The OVO Hydro and SEC are also just a short walk away, and there is a fine range of shops on your doorstep. Buses are plentiful and close by, as is a train station giving links to the city centre and beyond. Access to the M8 motorway is also nearby.





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