





Two-Bedroom Ground Floor Flat – Woodlands, Glasgow West End

Occupying a highly sought-after position within Woodlands, this two-bedroom ground floor flat offers an excellent opportunity for purchasers looking to place their own stamp on a property in one of Glasgow's most desirable West End locations.

The accommodation comprises a welcoming hallway, a bright lounge, two well-proportioned bedrooms, a kitchen with space for freestanding appliances, and a three-piece bathroom suite. While the flat would benefit from a programme of internal modernisation, it presents significant potential to add further value and create a stylish city home.

Residents enjoy access to a well-maintained communal garden to the rear, providing a pleasant outdoor space.

Perfectly positioned, the property is exceptionally well placed for an enviable range of amenities found along Great Western Road, Woodlands Road, and Byres Road, as well as being within easy reach of Glasgow City Centre. The area offers a superb selection of high-end restaurants, cafés, independent shops, and entertainment venues.

The location also benefits from excellent transport links, with St George's Cross Underground Station, regular bus services, and easy access to the M8 motorway. Kelvingrove Park and The University of Glasgow are both within walking distance, making this an ideal setting for professionals, students, and investors alike.

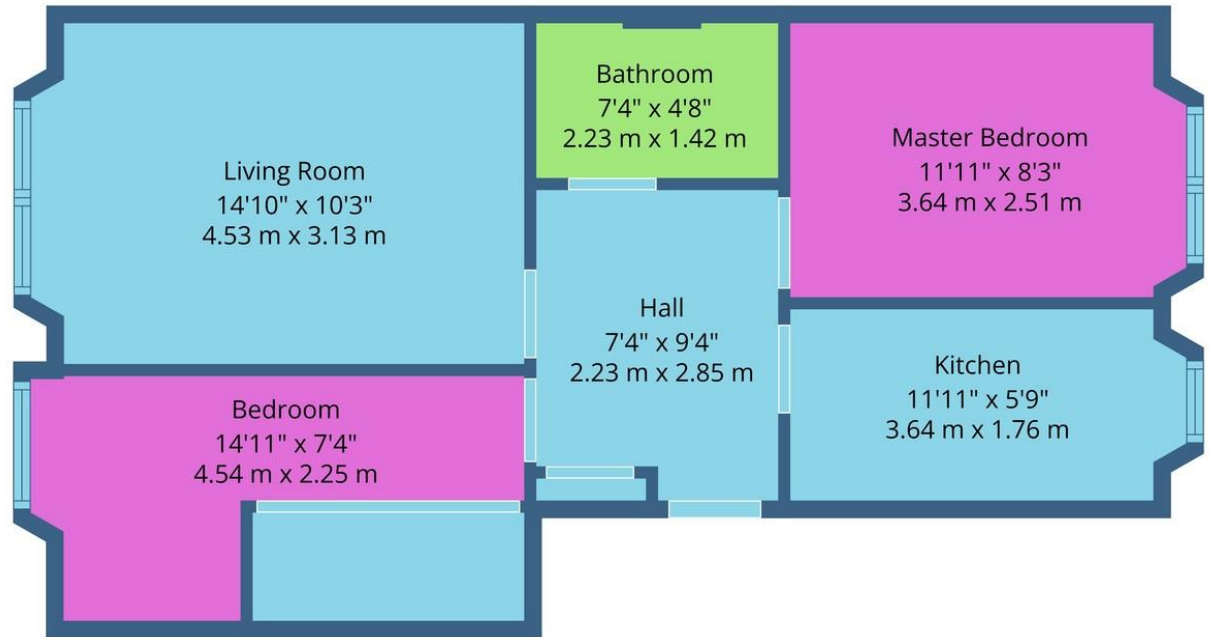


Viewing is by appointment only. Early internal viewing is recommended to appreciate all this traditional flat has to offer.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday &
Sunday 8.30am - 9pm to arrange your viewing
or valuation appointment.



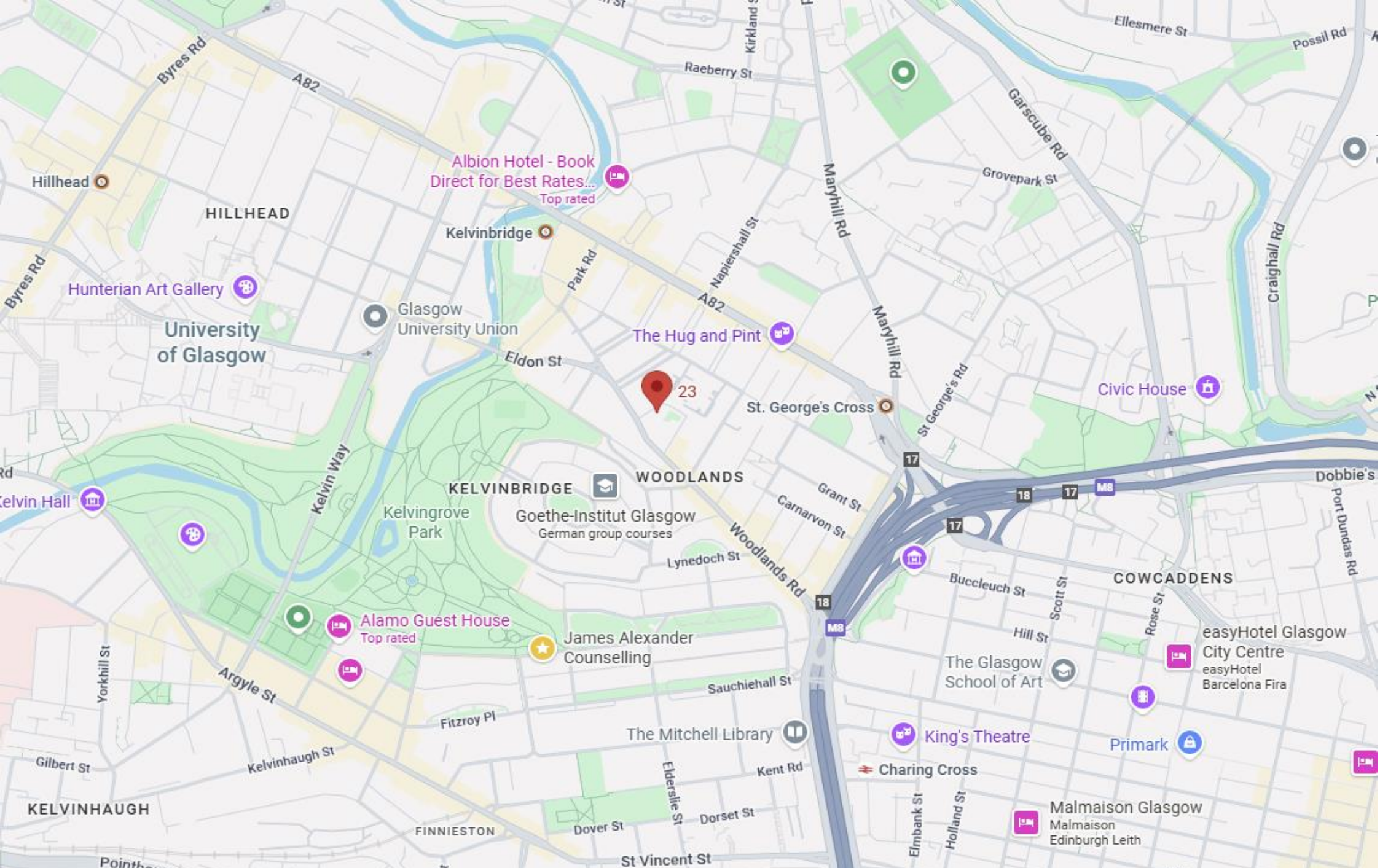




TOTAL: 546 sq. ft, 51 m²
 FLOOR 1: 546 sq. ft, 51 m²
 EXCLUDED AREAS: WALLS: 48 sq. ft, 4 m²



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