



Village Estates

Independent Estate Agents & Mortgage Advisors



Glasgow

*Flat 0/2 27 Holyrood Crescent
G20 6HL*

2 Bedroom Ground Floor Flat

Hallway • Lounge/Dining • Kitchen
2 Bedrooms • Bathroom
Garden

Village Estates are delighted to introduce to the market this beautiful 2-bedroom ground-floor flat held within an attractive blonde sandstone tenement. Located in one of the city's most sought after residential areas, boasting a beautiful position in the peaceful Holyrood Crescent, featuring its own charming cathedral.

Ideally located close to a host of local amenities, including restaurants, shops, bars, coffee shops, and with Kelvinbridge subway providing easy access to the city center. Glasgow's Westend and universities are within walking distance or public transport can be utilized.

The property comprises of a welcoming hallway leading to a fabulous size lounge with ample space for dining. The lounge leads to a large walk-in storeroom which is currently being used as a small study. The hallway also leads to a modern fitted kitchen which includes a generous range of base units with integrated oven, hob and hood.

The accommodation continues with 2 generous size bedrooms with the master offering excellent storage. The accommodation is complete with a modern family bathroom comprising of a 3-piece white suite with shower over bath.

The property also benefits from traditional sash windows and a system of gas central heating.

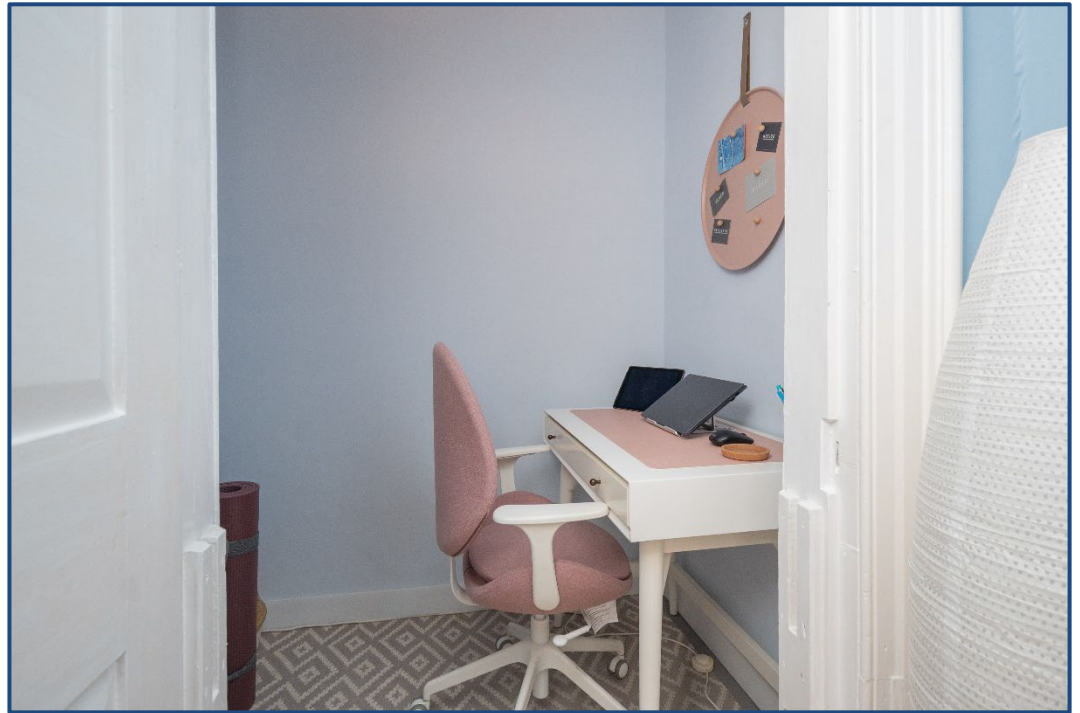
Externally the property sits on a beautiful plot with a stunning private garden to the front complete with decked area, benefiting from sunshine in the evening during the summer months. There is communal gardens to the rear and the owners can also take advantage of the private residents' garden located within the centre of the crescent.

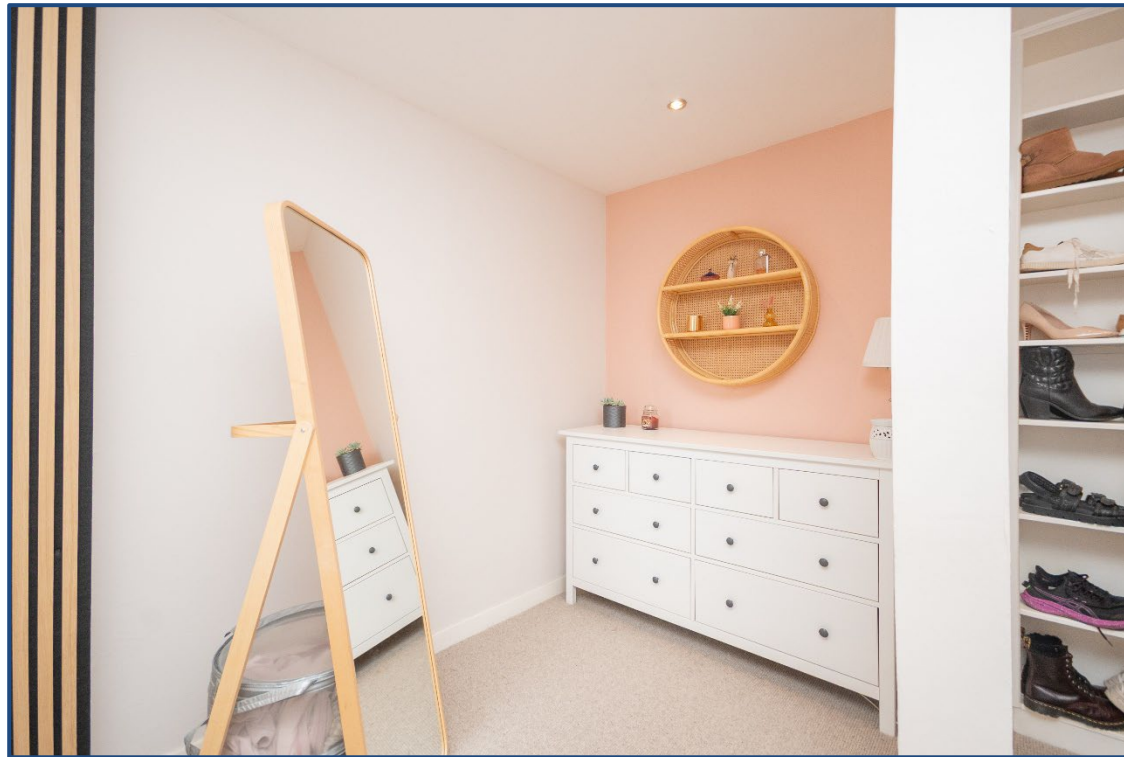
Viewing is essential to fully appreciate the accommodation on offer in this stunning 2-bedroom ground floor property which is in truly walk-in condition. Demand is expected to be high and early viewing is recommended.

- Hallway
- Lounge/Dining 6.24m x 4.05m
- Study 1.80m x 1.18m
- Kitchen 4.05m x 2.38m
- Bedroom No. 1 5.86m x 2.76m
- Bedroom No. 2 4.80m x 2.54m
- Bathroom

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.















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