MSM

SOLICITORS & ESTATE AGENTS



Third Floor Flat
Flat 3/2, 16 Great George Street, Hillhead G12 8NA
Offers Over £172,000










VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Situated within the highly desirable Hillhead district of Glasgow's vibrant West End, this appealing third-floor flat offers well-proportioned accommodation and enjoys an enviable location within easy reach of an excellent selection of local amenities. The property presents an excellent opportunity for first-time buyers, professionals and those seeking a conveniently located West End home.

The internal accommodation comprises a welcoming entrance hallway providing access to the principal apartments. The living room offers a comfortable setting for everyday relaxation and entertaining, whilst the dining kitchen provides a practical space for meal preparation, with ample scope for informal dining. The accommodation continues with a bedroom, offering space for freestanding furniture, and a bathroom completing the internal layout.

Further benefits include UPVC double-glazed windows and gas central heating.

Great George Street is particularly well placed to enjoy everything Glasgow's West End has to offer. The nearby Byres Road boasts an eclectic mix of independent retailers, popular cafés, restaurants, bars and supermarkets. The University of Glasgow, Kelvingrove Park and the Botanic Gardens are also within easy reach, providing attractive outdoor spaces and an abundance of cultural and recreational opportunities.

Excellent public transport links, including Hillhead Underground Station and regular bus services, offer convenient access to Glasgow City Centre and surrounding districts, making this an ideal location for those looking to enjoy the convenience and lifestyle associated with West End living.

EPC Rating

C

Measurements

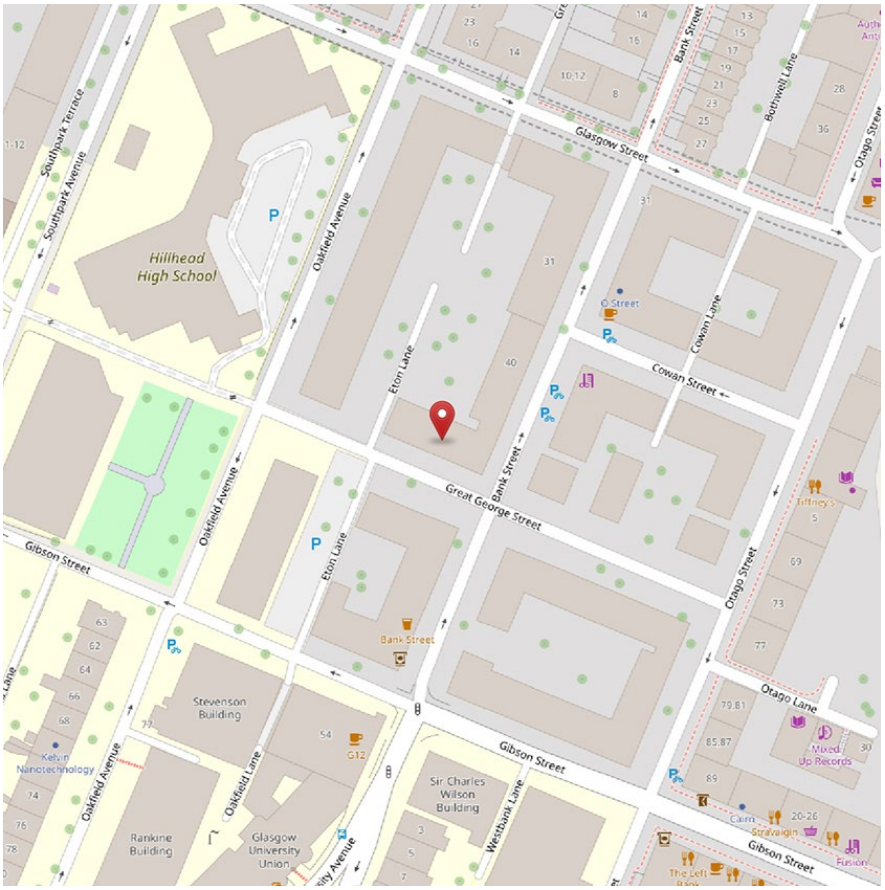
Hallway	**7'10" x 13'11" 2.39 m x 4.25 m**
Lounge	**16'2" x 11'3" 4.92 m x 3.44 m**
Kitchen	**15'2" x 11'3" 4.63 m x 3.44 m**
Bedroom	**16'2" x 8'5" 4.92 m x 2.53 m**
Bathroom	**13'6" x 4'7" 4.12 m x 1.39 m**





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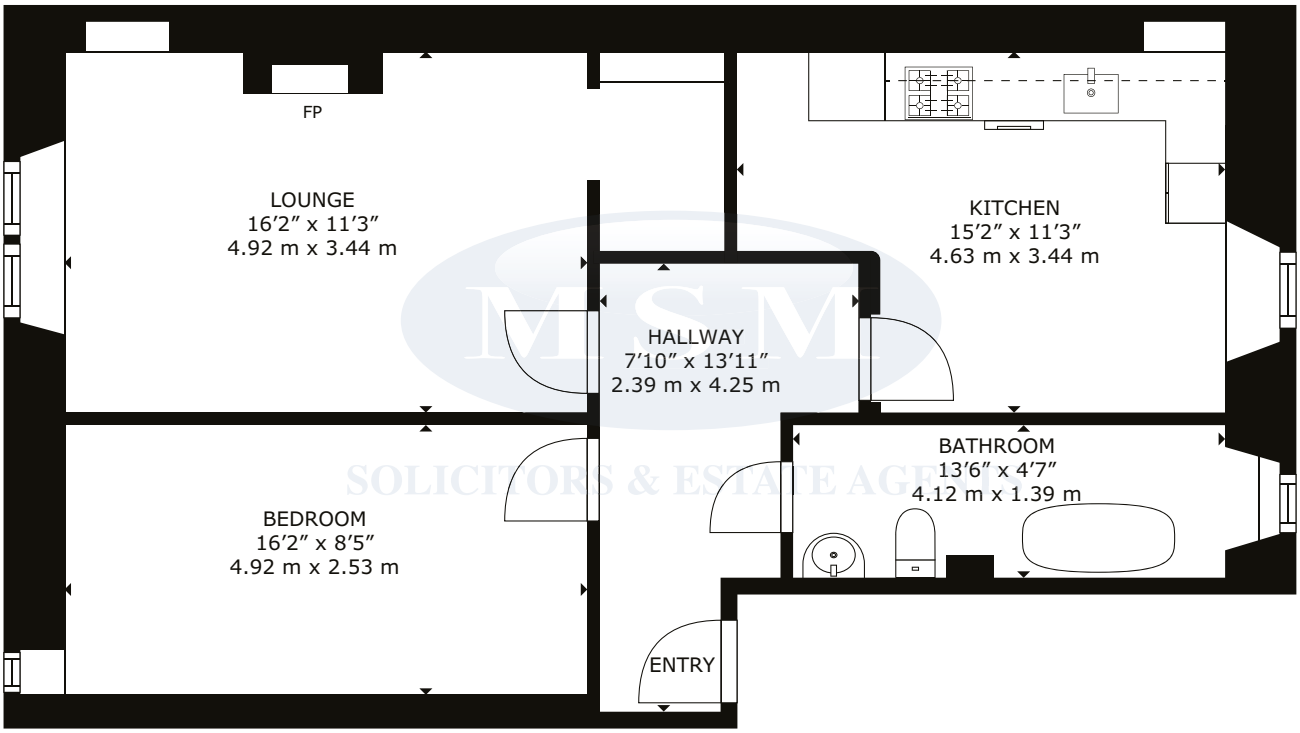
Travel Directions

From MSM at 43 Crow Road, proceed north along Crow Road towards Partick Cross, turning right onto Dumbarton Road. Continue along Dumbarton Road towards the West End, then turn left onto Byres Road. Proceed along Byres Road before turning right onto Great George Street, where number 16 is located.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
TOTAL AREA : 695 sq. ft , 65 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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Telephone 0141 339 5252, Fax 0141 339 4617

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