



SOLICITORS & ESTATE AGENTS



Penthouse Flat
102 Minerva Street Flat 5/3 Finnieston, Glasgow G3 8BY
Offers Over £325,000



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

Description

Set within a well established residential development in the vibrant and ever popular Finnieston area of Glasgow, this apartment is perfectly positioned close to the West End, City Centre and multiple transport links.

This gorgeous two bedroom penthouse flat offers stylish modern living, excellent outdoor space and private parking, making it a fantastic option for a wide range of buyers.

The accommodation is beautifully presented throughout and begins with a large and welcoming hallway, providing access to the main apartments. The heart of the home is the impressive east facing open plan living, kitchen and dining area offering a bright and contemporary space ideal for both relaxing and entertaining.

The kitchen is modern in style and well arranged within the open plan layout, creating a sociable and practical living environment.

There are two well proportioned bedrooms, both finished in a modern style and benefiting from built in wardrobes. The master bedroom further enjoys a sleek ensuite shower room and access to a west facing private terrace, offering a lovely outdoor seating area to enjoy late day sunshine and distant hilltop views. The second bedroom is also generous in size and well suited either as an additional double bedroom for family or guests or potentially a large home office area. Completing the internal accommodation is a modern bathroom, finished in a fresh and stylish manner.

A utility cupboard plus 3 further large storage areas provide impressive storage capacity for a modern flat with further benefits including electric heating, uPVC windows and doors, secured camera door entry system, lift access as well as stairs. The flat entrance has the added advantage of being only one of 3 main doors off the 5th floor entrance hallway.

The building itself is well maintained, with attractive communal areas and beautifully kept communal gardens. The property also benefits from private parking, a highly desirable feature in this popular location.

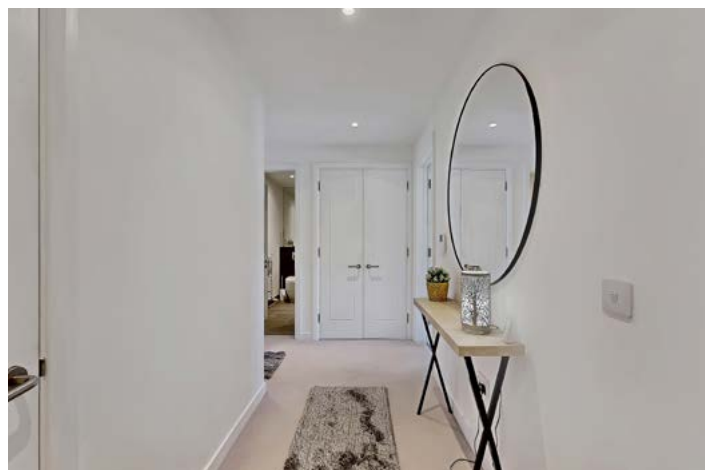
Minerva Street is ideally placed for enjoying everything Finnieston and the surrounding West End has to offer, with an excellent selection of cafes, bars, restaurants and local amenities nearby. Glasgow University, Kelvingrove Park, the SEC, Hydro and City Centre are all easily accessible, while excellent public transport links and nearby road networks provide convenient travel throughout Glasgow and beyond.

EPC Rating

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Measurements

Hallway	14'0" x 13'6" 4.27 m x 4.12 m
Lounge	18'11" x 13'11" 5.77 m x 4.23 m
Kitchen/Dining Room	18'11" x 9'3" 5.77 m x 2.82 m
Bedroom 1	15'6" x 9'2" 4.71 m x 2.79 m
Bedroom 2	15'3" x 8'7" 4.65 m x 2.61 m
Bathroom	7'8" x 9'2" 2.34 m x 2.79 m
En-suite	8'11" x 4'3" 2.73 m x 1.30 m



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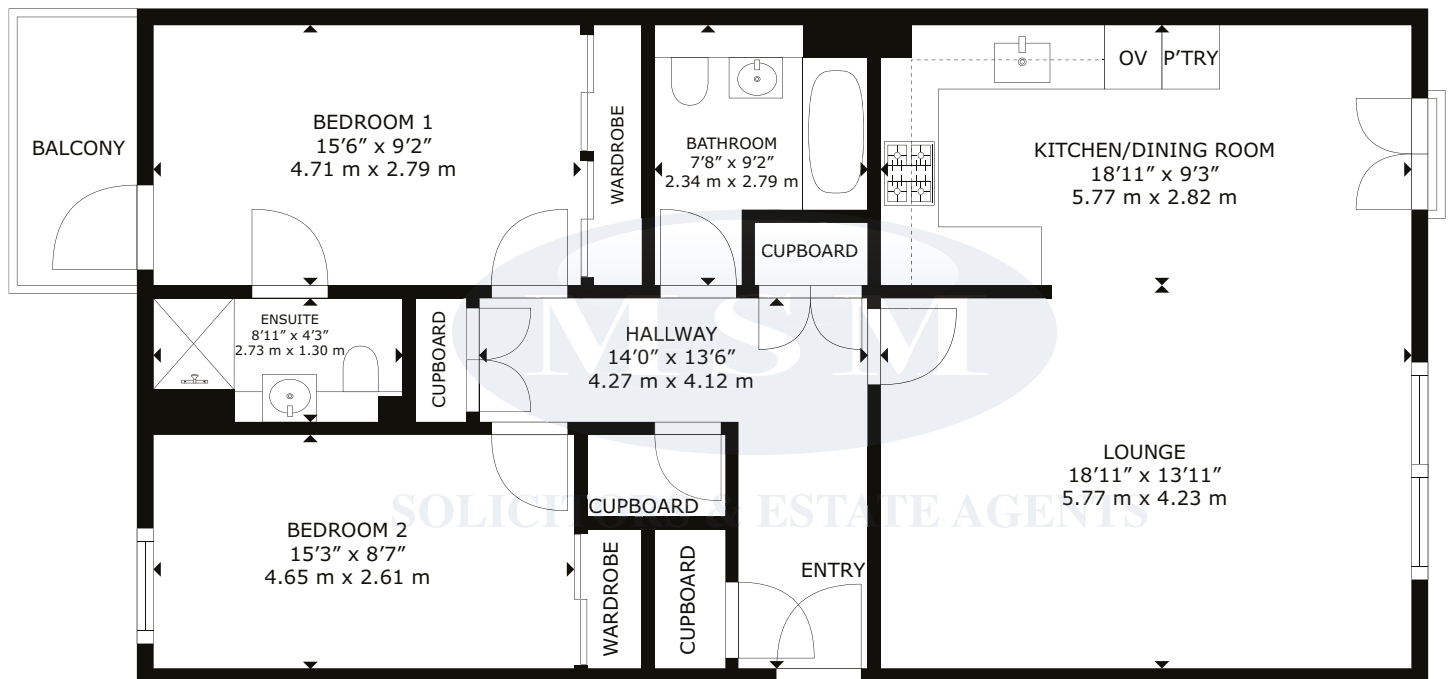
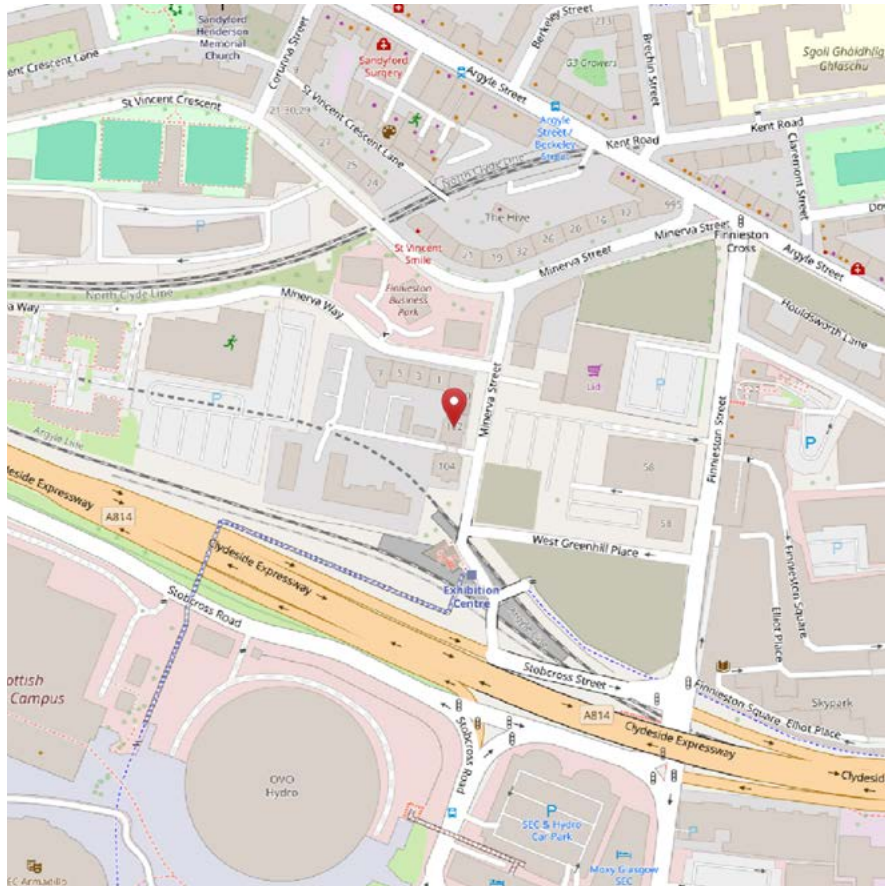
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head south on Crow Road towards Broomhill Drive before continuing onto Clarence Drive. Continue straight onto Highburgh Road and follow signs for Finnieston/City Centre. Turn onto Dumbarton Road and continue east before turning right onto Minerva Street. Continue along Minerva Street where number 102 can be found within the modern residential development in Finnieston, Glasgow G3 8BY.

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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 : 1,064 sq. ft , 99 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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