



**FIELDING  
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**0141 959 1674**

**Third Floor Flat**  
3/1, Glasgow, G12 9JS  
**Offers Over £142,500**







## Third Floor Flat

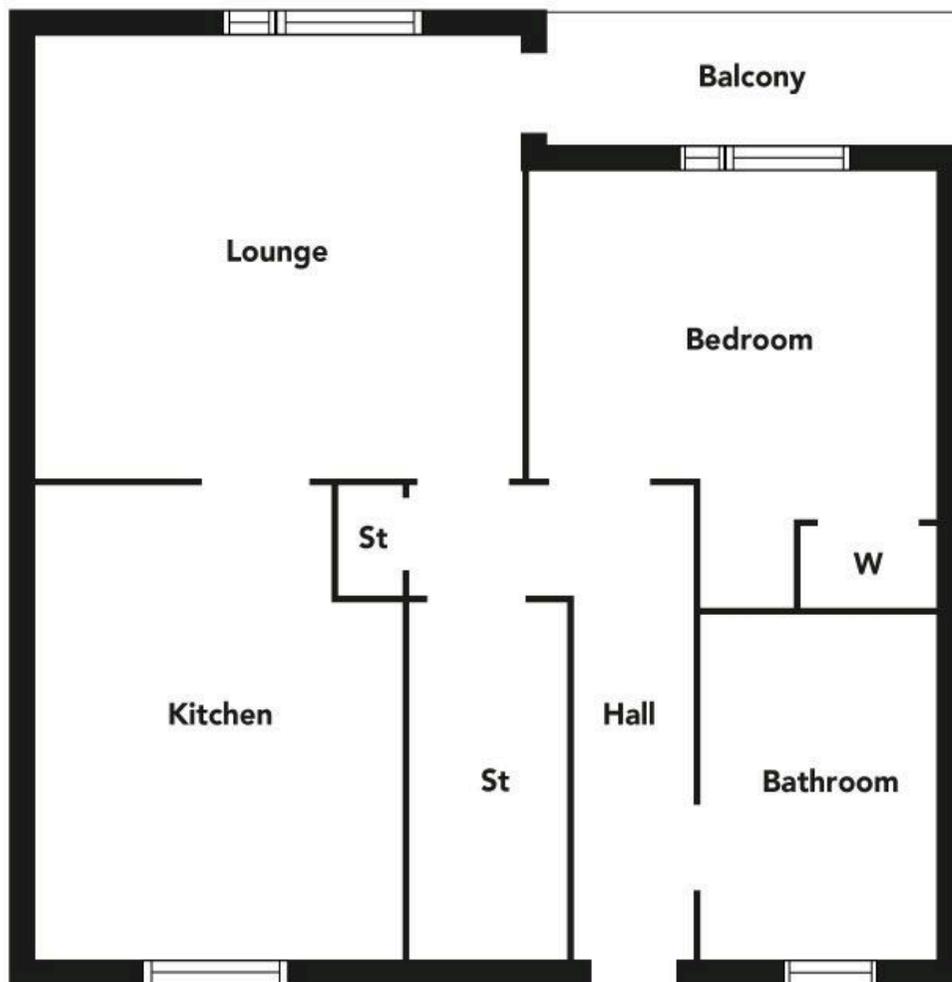
3/1

**Offers Over £142,500**



Situated nearby Kingsborough Gardens and Hyndland Road, this easily maintained **THIRD FLOOR APARTMENT** is situated within one of the most exclusive enclaves within the West End of the City. There is a wide and varied range of artisan shops, cafes, bars and restaurants, in addition to being a short walk to Dowanhill Park, Byres Road and Clarence Drive. The building has been refurbished externally and there are shared residents gardens adjacent. Security controlled access onto entrance with stairs and lift to upper levels, L shaped reception hall with deep walk-in storage cupboard, south facing lounge with door onto south facing balcony, bedroom with built-in fitted wardrobes, kitchen and bathroom comprising three piece suite. There is electric wall heating (not tested) and double glazing. • Third Floor Apartment • South facing lounge • South facing balcony • Near Hyndland Road/ Clarence Drive/Dowanhill Park • Some modernisation required





Floorplans are indicative only - not to scale

Produced by Plushplans 

### Room Dimensions

Lounge	4.17 m x 3.60 m / 13'8" x 11'10"
Kitchen	3.06 m x 2.40 m / 10'0" x 7'10"
Bedroom 1	4.13 m x 3.00 m / 13'7" x 9'10"
Bathroom	2.03 m x 1.70 m / 6'8" x 5'7"
Balcony	2.99 m x 1.26 m / 9'10" x 4'2"
New Item	1.77 m x 1.33 m / 5'10" x 4'4"

### Entry

Insert Entry Info Here

### Viewing

Tel: 0141 959 1674

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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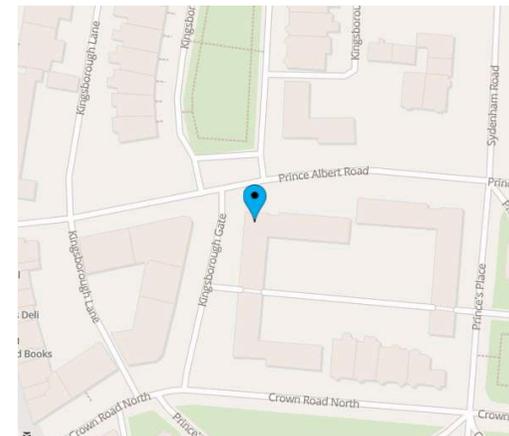
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IMPORTANT





### Travel Directions

Travelling north along Hyndland Road toward Clarence Drive, past Turnberry Road on left, turning next right onto Crown Road North (Epicure is on left), turn next left onto Kingsborough Gate, right onto Prince Albert Road and number 11 is on right.



Ref: E504677



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