EVE PROPERTY







- Exceptional top floor flat
- Rare and highly desirable private rooftop terrace
- Generously proportioned accommodation throughout
- Wealth of traditional character and period features

Flat 3/1, 1605 Great Western Road, Glasgow, G13 1LT

EVE Property are delighted to bring to the market this exceptional top floor flat, set within an extremely sought-after address on Great Western Road, Anniesland.







Property Description

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Having been cherished by the same family for many years, this wonderful property is now ready to begin its next chapter. Offering generously proportioned accommodation, an abundance of traditional character and the truly special addition of a private rooftop terrace, this is a rare opportunity to acquire a charming Glasgow tenement flat with something a little different.

The property retains a wealth of period features, including impressive high ceilings, beautiful panelled doors, a stained glass entrance door and traditional fireplaces, all adding to the character and appeal of this distinctive home.

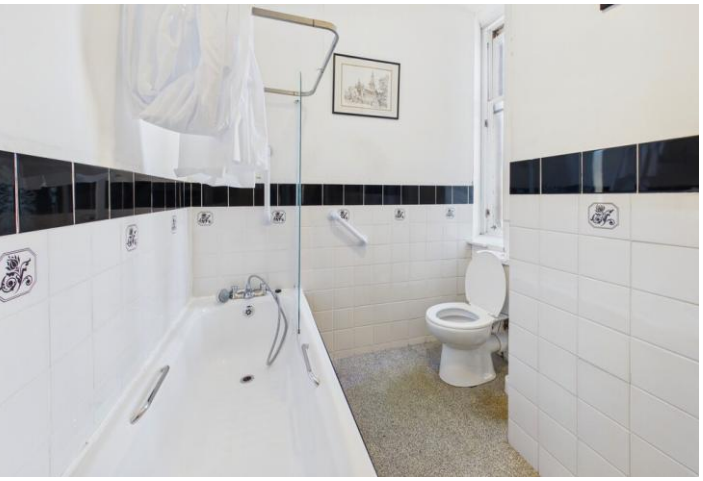
Upon entering, a spacious reception hallway provides access to all principal apartments. The impressive lounge is positioned to the front of the property, featuring a bay window and attractive tiled fireplace, creating a wonderful space for relaxing and entertaining.

There are two generously sized double bedrooms, with the principal bedroom positioned to the front and benefiting from its own fireplace. To the rear, a separate dining room offers excellent flexibility and is complemented by an adjoining kitchen. There is also the opportunity for buyers to reconfigure this space, with many similar properties opting to create a larger open-plan kitchen and dining area.

The accommodation is completed by a family bathroom, fitted with a white suite and tiled finish.








One of the property's most exceptional features is the private rooftop terrace – an incredibly rare addition to a traditional Glasgow tenement and a fantastic opportunity to enjoy outdoor space in this highly desirable location.

With its impressive room sizes, traditional charm and exciting potential, this property presents a fantastic opportunity for buyers seeking a substantial home in Glasgow's West End, with scope to personalise and make it their own.

The property enjoys an enviable position on Great Western Road, Anniesland, surrounded by a wealth of local amenities. A fantastic selection of shops, supermarkets, cafés, bars and restaurants are all within easy reach, offering convenience and an excellent lifestyle.
The property also falls within the catchment area for the highly regarded Jordanhill School, making it an attractive proposition for families seeking accommodation within this sought-after school catchment.

For commuters and those wishing to enjoy all that Glasgow has to offer, bus stops conveniently located directly outside the property provide excellent transport links to Glasgow's vibrant West End, the bustling and popular Byres Road, and Glasgow City Centre.

Anniesland train station is also just a short walk away, offering regular and convenient rail connections to the city centre and destinations throughout Glasgow. The nearby M8 motorway network provides further excellent access for travel further afield.



Combining a highly desirable location, excellent transport links, access to a sought-after school catchment, traditional tenement charm, generous accommodation and the rare luxury of a private rooftop terrace, this is a truly special property that is sure to appeal to a wide range of buyers.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements