



- Excellent opportunity for a purchaser to put their own stamp on the property.
- Spacious lounge with feature fireplace.
- Fitted kitchen.

14 Fortingall Place, Glasgow, G12 0LT

£120,000

EVE Property are delighted to bring to the open sales market this rarely available one bedroom upper cottage flat, quietly positioned within a sought-after residential pocket of Glasgow's West End.



Property Description

EVE Property are delighted to bring to the open sales market this rarely available one bedroom upper cottage flat, quietly positioned within a sought-after residential pocket of Glasgow's West End.

Tucked away within the popular Kelvindale area, Fortingall Place offers a lovely combination of peace, convenience and access to some of the best amenities the West End has to offer. The property enjoys residents' parking, well-kept communal green space and excellent access to the nearby canal and surrounding walking routes - making this a particularly appealing setting for those looking to enjoy the lifestyle the West End has become renowned for.

While the property would benefit from some upgrading and improvements, it represents an excellent opportunity for a purchaser to put their own stamp on a property and create a fantastic home in a highly desirable location.

The accommodation is accessed via a main entrance door, with an internal staircase leading to the upper level. Once inside, the accommodation comprises a spacious lounge with feature fireplace, fitted kitchen, generous double bedroom and bathroom.

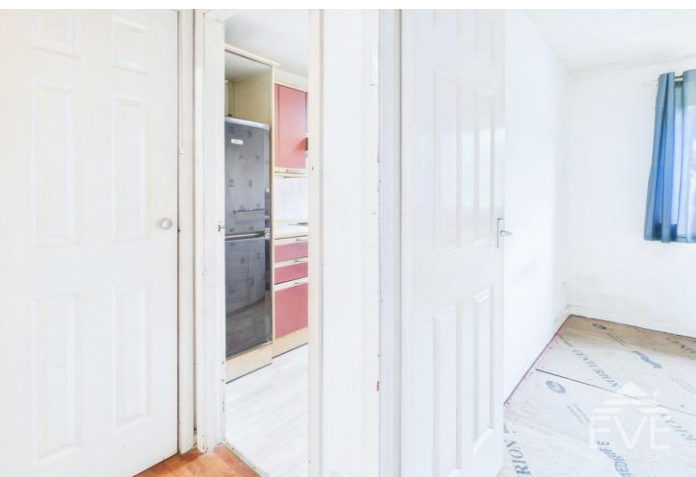
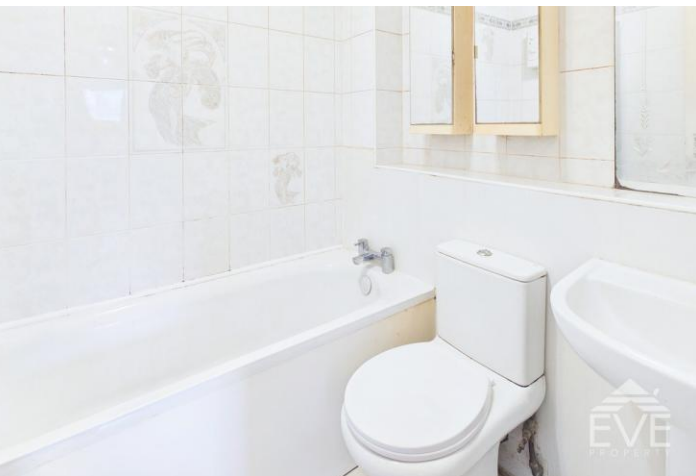
The location is particularly well suited to young professionals, first-time buyers and buy-to-let investors. Kelvindale offers a selection of local shops and amenities, together with excellent public transport links, including Kelvindale Train Station. The wider West End is also easily accessible, with the vibrant Byres Road area providing an extensive choice of restaurants, bars, cafés, independent boutiques and other amenities. With its peaceful setting, residents' parking, green space and excellent West End location, this is a





property with genuine potential and an opportunity not to be missed.

Early viewing is highly recommended to appreciate the location and potential on offer.





%epcGraph_c_1_334%

1 Herschell Street, Anniesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.