

FREEHOLD



Flat - Purpose Built (EPC Rating: C)

0/2, 17 CROSBIE STREET,
GLASGOW, G20 0BQ

Offers over

£195,000

FEATURES

- Two-bedroom ground-floor flat
- Large separate dining kitchen
- Maryhill Park on the doorstep
- Right next to Maryhill train station
- Traditional Glasgow property
- Generous room proportions
- Beautifully presented throughout



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1



C


ROSLEA
PROPERTIES

2 Bedroom Flat – Purpose Built located in Glasgow

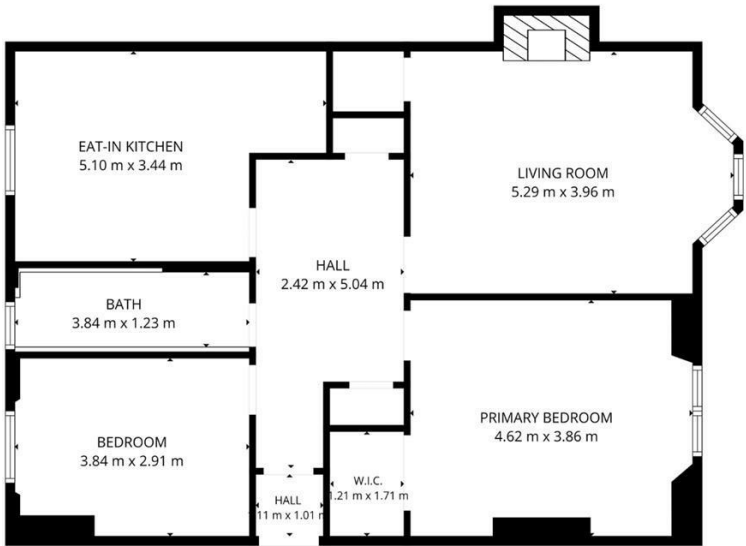
Set in the heart of Maryhill Park, this beautifully presented two-bedroom ground-floor flat combines the proportions and character of a traditional Glasgow tenement with a location that works particularly well for everyday life.

Crosbie Street sits right beside Maryhill Park, with Maryhill train station just next door. It is one of those locations where green space and good transport links come together particularly well, while the wider West End remains easily accessible.

The flat itself is bright, generous and very well presented.

Entered through traditional storm doors, the accommodation opens into a welcoming hallway, with a spacious lounge, two generously sized bedrooms, bathroom and a large separate kitchen.

The kitchen is a real highlight. Rather than being incorporated into the living space, it is a substantial room in its own right, with plenty of worktop and storage space alongside room for a dining table. It gives the flat a sociable, practical heart while allowing the lounge to remain an entirely separate living space.



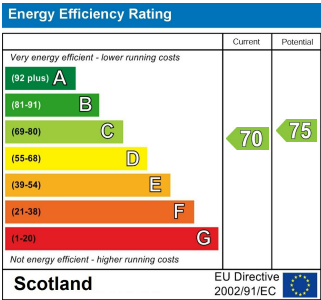
TOTAL: 89 m2
Ground floor: 89 m2
EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 6 m2

FLOOR PLAN CREATED BY CUBICQA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Council Tax Band
C



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

