

Hoose&Key

MARYHILL, G20 · TWO-BEDROOM FIRST FLOOR FLAT

23 Hathaway Lane, Glasgow

OFFERS OVER

£110,000

DESCRIPTION

A traditional tenement flat where Maryhill meets the West End

BEDROOMS	BATHROOM	FLOOR	AREA
Two	One	First	56 m²

Botanic Gardens one way, Tesco Extra the other. In between sits a first-floor tenement flat with traditional character, an easy location and the chance to make it your own.

This first floor flat sits within a traditional red sandstone tenement where Maryhill meets the West End. It has the period detail buyers look for and a sensible, well-proportioned layout. It's a home with real potential, ready for a new owner to update and make their own.

The building is accessed via a secure door entry system into the communal close. A central hallway gives access to all rooms, along with a large walk-in storage cupboard.

Positioned to the rear of the property, the spacious lounge retains attractive traditional features, including high ceilings and cornicing. An ornate fireplace surround with fluted columns, a marble-effect hearth and an inset electric fire provides a striking focal point, and a large window allows plenty of natural light.





DESCRIPTION CONTINUED

The bedrooms

A well-proportioned double arranged around a three-panel bay, and a flexible second bedroom for an office, nursery or guests.

PRIMARY BEDROOM · 4.80M X 3.12M

Also positioned to the rear is the primary bedroom. This well-proportioned double is arranged around a three-panel bay window and has a large set of mirrored wardrobes.

BEDROOM TWO · 4.26M X 1.87M

The second bedroom is a single room, well suited for use as a home office, nursery or guest bedroom.

THROUGHOUT

Additional features include gas central heating and double glazing throughout.





LOCATION

Maryhill, Glasgow's West End

The Botanic Gardens, Byres Road and the Kelvin Walkway are all within easy reach.

Hathaway Lane sits where Maryhill meets Glasgow's West End, combining everyday convenience with easy access to some of the city's best-loved neighbourhoods. Tesco Extra is a short stroll away, and Maryhill Road has a good range of local shops, cafés and services.

The Botanic Gardens, Byres Road and the bars, restaurants and independent shops of the West End are all within easy reach. The Kelvin Walkway and the Forth & Clyde Canal towpath offer miles of walking and cycling routes.

Regular bus services run along Maryhill Road into the city centre, and the M8 is a short drive away.

KEY FEATURES

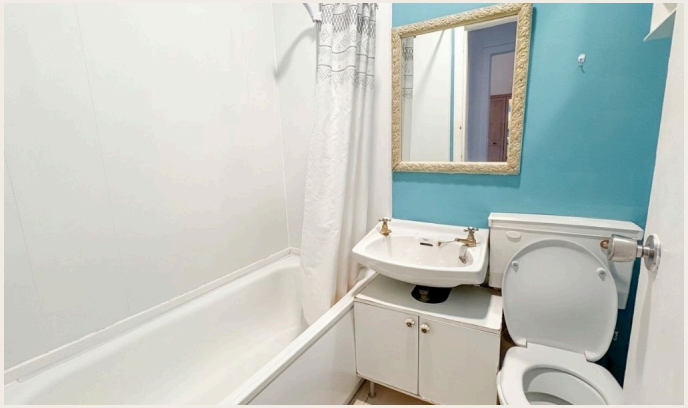
- Two-bedroom first floor flat
- Traditional red sandstone building
- Spacious lounge with high ceilings & feature fireplace
- Primary bedroom with bay window and mirrored wardrobes
- Kitchen with ample space for dining
- Large walk-in storage cupboard
- Gas central heating and double glazing
- A short stroll to Tesco Extra, with the West End close by



DESCRIPTION CONTINUED

Kitchen & bathroom







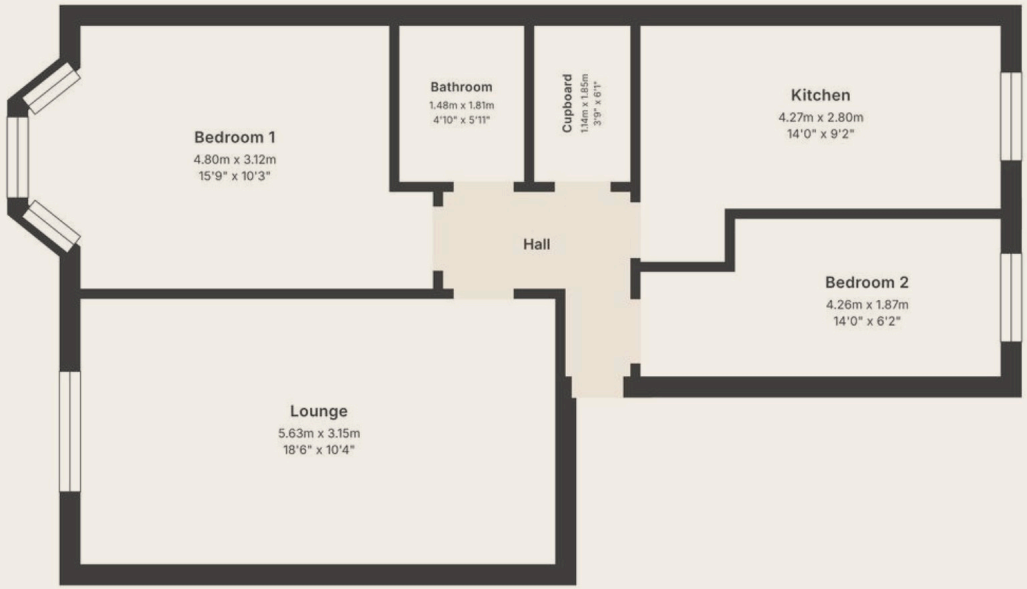
To the front, facing onto the lane, the kitchen is fitted with a range of white wall and base units and a stainless steel sink and drainer. It offers ample space for dining, together with space for a freestanding cooker, washing machine, tumble dryer and under-counter fridge freezer.

Externally, residents benefit from a communal garden and bin store to the front of the building, with plentiful on-street pay and display parking available.

The bathroom comprises a three-piece suite of bath with shower attachment, WC and vanity wash basin, with wet wall panelling around the bathing area.

FLOOR PLAN

23 Hathaway Lane, Glasgow



FIRST FLOOR

TOTAL FLOOR AREA

56 m²

Approximately 604 sq ft

EM

Emma McCulloch

BRANCH MANAGER

BOOK A VIEWING

Scan to pick a time. Home Report on request.

CALL

0141 459 0501

VISIT

hooseandkey.co.uk

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