



0/2 Fergus Drive  
North Kelvinside  
G20 6AG

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## Offers Over £210,000

This most impressive elevated Ground Floor Flat has been beautifully upgraded and is situated in an established area at the top of Fergus Drive.

The flat is very bright throughout and with the elevated ground position does have a lot of privacy as well as benefiting from a private garden to the front which is an ideal area to sit out and enjoy the sunny mornings.

Internally the property is in walk in condition with all new interior and an individual layout of apartments.

The accommodation comprises security controlled main entry door leading to the communal close. Wooden storm doors open to entrance vestibule with further original etched glass door opening to the hallway. The square hall has a useful walk in storage cupboard to one side and access to all rooms via original stripped wooden doors.

The main lounge/living room has a large bay window to the front, ample space for family sized couch, drop down wall mounted computer desk and concealed HD cables for wall mounted tv. At the far side in the recess area is the modern fitted kitchen and useful breakfast bar seating area.



Home Report Valuation  
£230,000



The kitchen is finished with quality high gloss grey fronted units which include sink and drainer, integrated hob, plumbing for washing machine with integrated appliance, integrated fridge, separate integrated freezer and a slimline integrated dishwasher.

There are two bedrooms, the front one with window overlooking garden and a quality carpet whilst the larger rear facing double bedroom has windows to the rear, cupboard housing the central heating boiler, further excellent concealed storage and a walk in cloak room with sink, w.c. and a window to the rear.



The bathroom has also been very well upgraded to a modern shower room with double shower, floating sink and w.c. with contemporary wall mounted radiator and modern tiling.

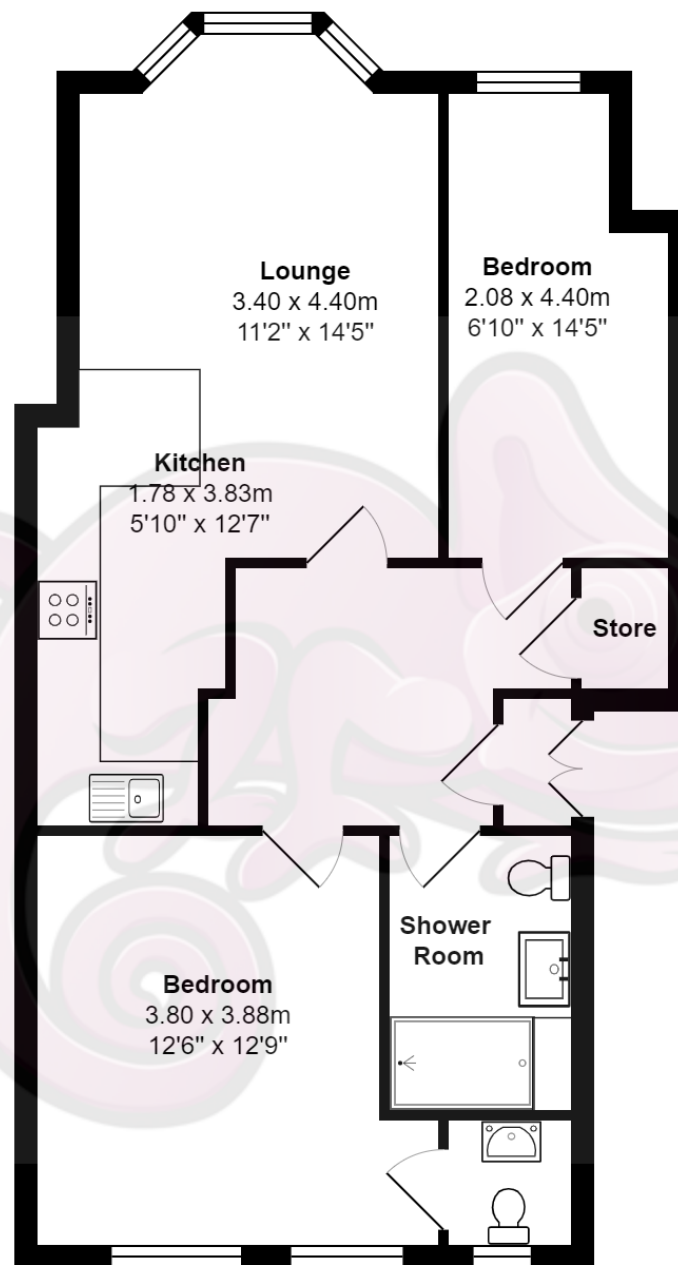
The property further benefits from gas central heating, secure entry and is factored by messrs. Speirs Gumley at a costs of c.£60 per month which includes buildings insurance.



Residents can also apply for a parking permit for the year at a costs of only c.£80

## Vendor Comments

*Only a 5 min walk to the Botanics and the Kelvin walkway. Lost for choice with the coffee shops and restaurants nearby all in walking distance. The transport links are fantastic whether its public transport or getting in the car to motorway links*



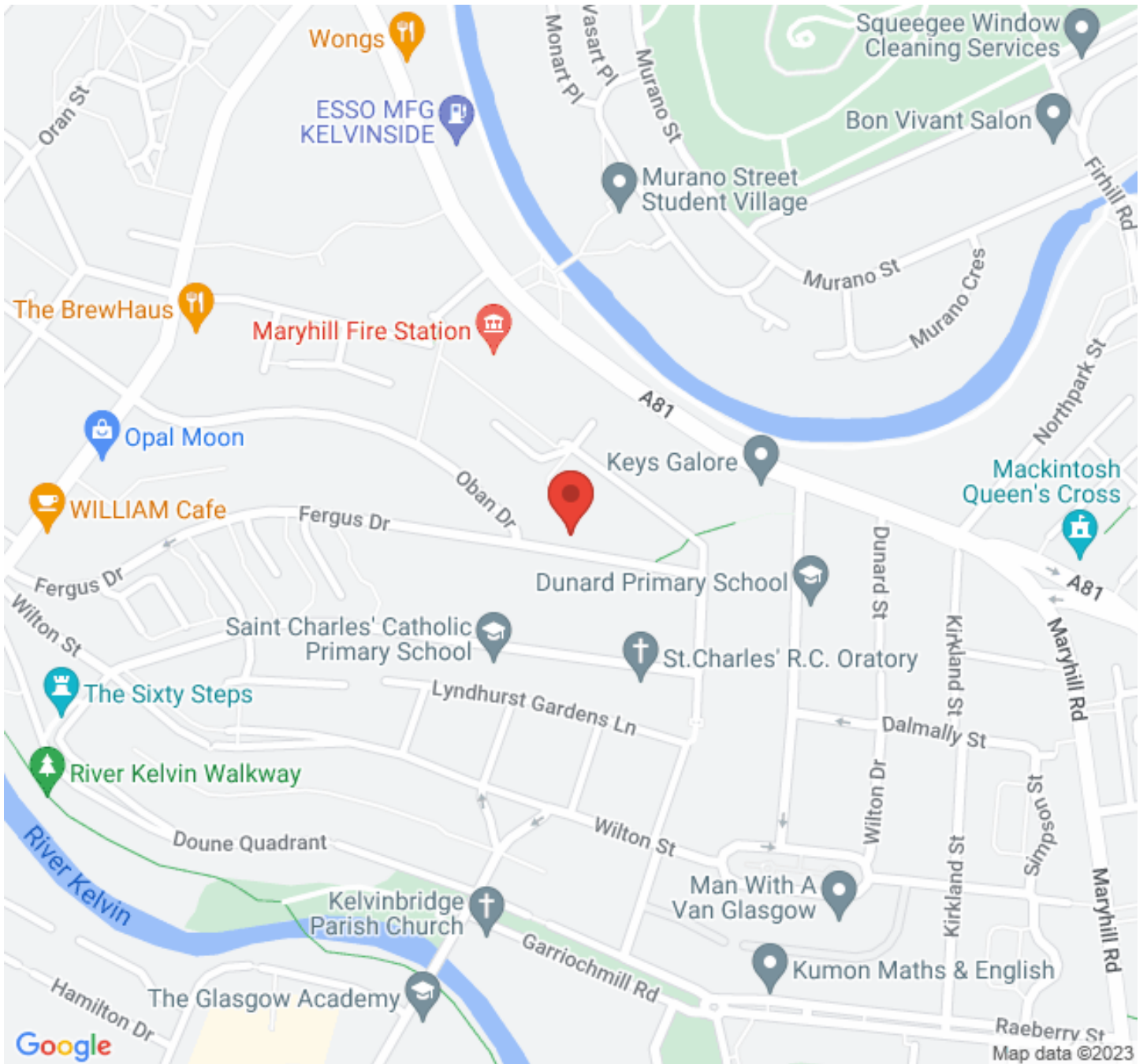
Total Area: 59.3 m<sup>2</sup> ... 639 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The immediate district is particularly fashionable and highly desirable and exceptionally well placed for an excellent selection of amenities on Queen Margaret Drive, Great Western Road and Byres Road together with access to The University of Glasgow and The Botanic Gardens.





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