






Kirkland Street
Glasgow
G20 6SY

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Offers Over £155,000

This second Floor Flat is situated in an attractive blonde sandstone tenement in an established and sought after residential area. Kirkland Street is in North Kelvinside and therefore close to all local amenities in the West End and is within convenient distance of access to Glasgow, Strathclyde and Caeldonian Universities.



The building is accessed via security controlled main door and at the rear is a well maintained communal garden with sheltered bin store.

The flat itself has a really nice elevated outlook to the front and provides excellent potential for the purchaser to create their own style as it does require some modernisation which has been reflected in the competitive asking price and realistic Home Report value of 165,000.



**Home Report Valuation
£165,000**

www.packdetails.com
HP742785
G206SY

Council Tax Band C

EPC Rating C



The accommodation comprises large reception hallway with deep walk in storage cupboard a one side. Bright and spacious main lounge/living room with bay window to the front which has an excellent open outlook. The dining sized kitchen is at the rear and comprises a range of floor and wall storage units with integrated hob and oven, breakfast bar area to one side, window to the rear and a wall mounted central heating boiler.



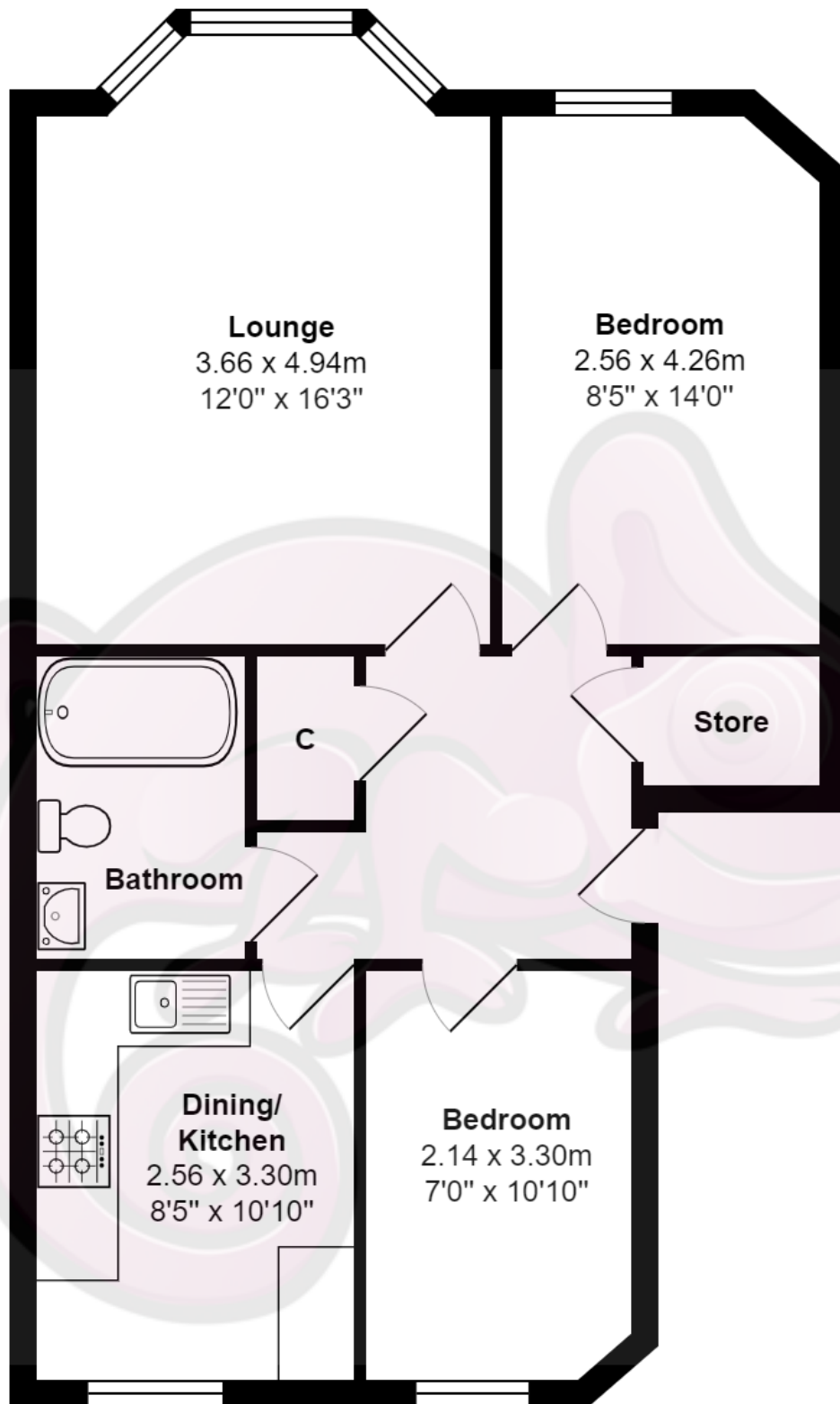
There are two bedrooms, one with window to the front and one with window overlooking the rear garden area. The bathroom has a three piece suite comprising panelled bath, wash hand basin, w.c., and a wall mounted electric shower.

The property further benefits from quality double glazing, gas central heating and on street permit parking.



Vendor Comments

This has been a great flat over the years and particularly enjoyed the great location and lovely open views



Location

The property is perfectly situated to access a number of amenities at Kelvin Bridge and Great Western Road where there is also a Subway station linking to the surrounding Glasgow area and city centre. There are a number of independent shops, restaurants, bars and delicatessens close by and Byres Road is easily accessible via Great Western Road or Kelvingrove Park and the Botanic Gardens. Major employers in the area include BBC, STV, NHS hospitals and of course Glasgow's universities.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

