



PROPERTY
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Great George Street
Hillhead
G12 8RY

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Offers Over £360,000

This spacious 3 bedroom first floor flat is in an ideal location in the heart of the West End and within walking distance of all amenities.

Hillhead is an extremely sought after area due to its location in the heart of the West End.



The property also has the added benefit of really attractive open views at the front and internally provides spacious apartments on the one level extending around 1200 sq ft which makes this an exceptional sized apartment.

The building itself is built with attractive traditional red sandstone and has been well maintained by the respective owners. The building is entered via security control front door which opens to a lovely common entrance with original staircase and original glazed tiling and from here a door at the rear opens to a communal back garden which includes brick built bin store and also a gated access to the side.

Internally the property provides excellent size rooms throughout and has really nice natural light from the large windows. The full accommodation comprises large entrance hallway, beautiful bay window lounge with feature fireplace, ceiling cornice, varnished wooden floors and a lovely open outlook.



**Home Report Valuation
£380,000**

Council Tax Band D

EPC Rating D



Also at the front there is a double bedroom has twin double glazed windows at the front, feature fireplace and lovely ceiling cornice.

At the rear of the hallway there are a further two bedrooms, one with the window to the side and the back one with two windows at the rear with this room also having a nice pleasant outlook.



The bathroom has a three piece suite comprising corner bath with wall mounted electric shower, wash and basin, WC. Window to the side.

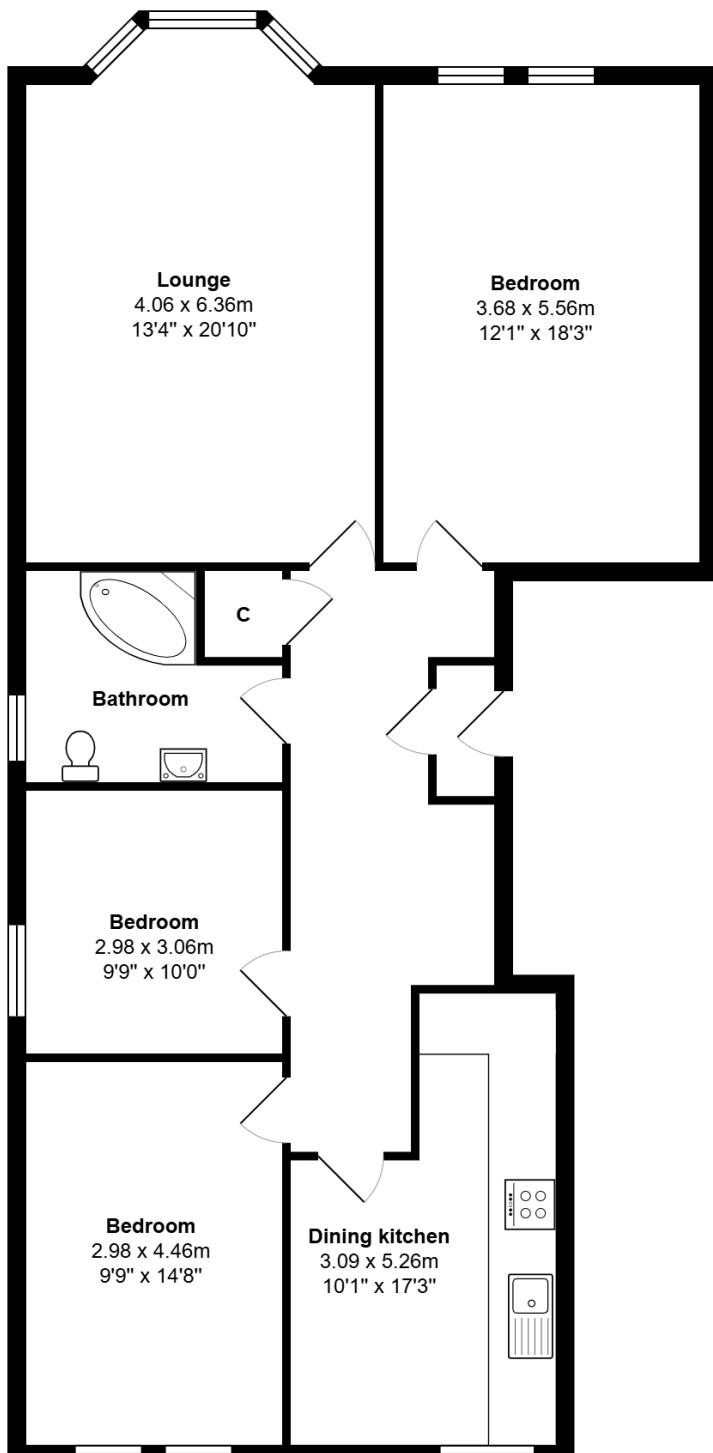
The kitchen is an excellent size and has ample space for large breakfast or dining table. The current layout comprises storage units along the far wall with ample floor and wall cabinets incorporating integrated hob, oven and hood. There is a long run of worktop on an L shaped and at the far end is a window to the rear. Storage cupboard adjacent which houses the central heating boiler.



The property further benefits from gas central heating, security control entry and double glazing.

Vendor Comments

This has been a great flat as has such bright and spacious rooms and is in the perfect location just off Byres Road and across from Ashton Lane.

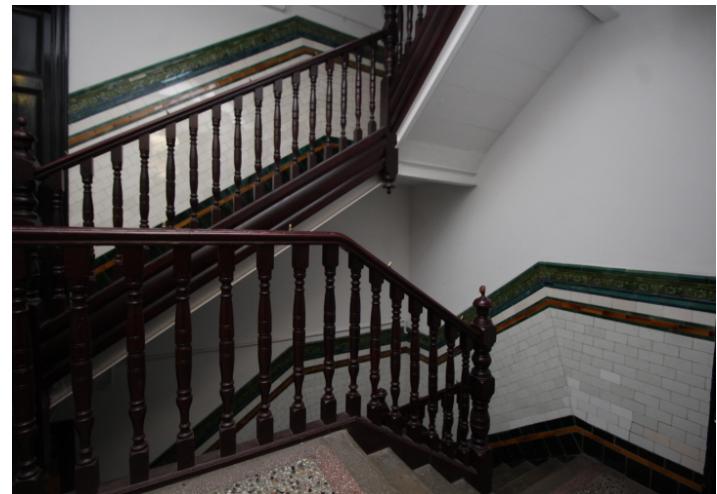


Total Area: 110.0 m² ... 1184 ft²

All measurements are approximate and for display purposes only

Location

Hillhead is an extremely sought after area due to its location in the heart of the West End. Great George Street is a particularly broad and impressive address which leads from Byres Road to Hillhead Street where Glasgow University Library is located. This location offers rapid access to all West End amenities, being perfectly situated between Byres Road, Great Western Road and University Avenue. Everything from supermarkets and shops to Underground rail stations, Primary & Secondary schools are within a few minutes of Great George Street and as such the location of the home for sale is hard to fault.





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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.

