



Second Floor Flat

2/1 184 Garrioch Road, North Kelvinside, G20 8RW

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Description

This delightful one bedroom flat sits on the second floor of a traditional tenement building and enjoys a much admired address within Glasgow's North Kelvinside district.

The building has a secure door entry system and a beautifully tiled entrance close and stairwell. The skylights lend light to the 2nd floor landing and this property is on your left as you reach the landing.

Storm doors lead to the entrance vestibule, the period geometric floor tiling catching your eye. Beyond this a large reception hall welcomes you in and links to all rooms. Two cupboards provide handy storage space. The decor is fresh & bright, the white paintwork contrasting with the exposed and stained floorboards a theme that continues throughout this flat. This hall and the lounge have ornate ceiling roses and corning which enhance the style and character of this property.

The lounge features a fireplace and a broad bay window formation with pleasant aspects along Garrioch Crescent. Spanning some 20 feet into the window formation this reception room provides a very comfortable space to sit back, relax and entertain guests.

The bedroom is of generous proportion with aspects over the shared rear gardens. Worth particular mention is the stylish bathroom with its roll top bath and rain water shower, with Triton electric unit. There is turquoise ceramic tiling to splash back adding a cool and crisp feel to this room and the decorative ceiling tiles add an extra dimension. A handy recess before the principal bathroom houses the washing machine.

The dining kitchen is fitted with a range of units and worktops which incorporates a stainless steel sink beneath the rear window. A free standing cooker sits neatly between the units and there is space for a fridge freezer. The gas central heating boiler is discretely housed to one wall. The deep recess provides a versatile space for dining, as an office space or perhaps as a snug. There is wall mounted electric fire within this recess and a ceiling pulley above.

The windows of this property are timber framed with single glazed units in the lounge and double glazed units within the bedroom, bathroom and dining kitchen. There is a gas central heating system with combination boiler.

Externally there are shared gardens which offer a pleasant outdoor space to be enjoyed. The bin storage area is well kept with gated access off Garrioch Crescent for refuse collection.

184 Garrioch Road enjoys a superb position just a short stroll from the Kelvin Walkway and Glasgow's Botanic Gardens. There are convenient local shops including a Tesco Extra and Great Western Road/Byres Road are within easy reach boasting a host of shops, cafes, bars & restaurants. Glasgow city centre is easily accessible and commuters have convenient access to regular bus services operating along Maryhill Road and Great Western Road. Furthermore, Hillhead Subway Station is found nearby on Byres Road. Notable local landmarks include the University of Glasgow, Gartnavel General Hospital and Kelvingrove Park.

Room Dimensions

Reception hall	5.64 m x 1.70 m / 18'6" x 5'7"
Lounge	6.38 m x 3.76 m / 20'11" x 12'4"
Dining Kitchen	5.66 m x 3.51 m / 18'7" x 11'6"
Bedroom	3.76 m x 3.43 m / 12'4" x 11'3"
Bathroom	3.76 m x 1.52 m / 12'4" x 5'0"

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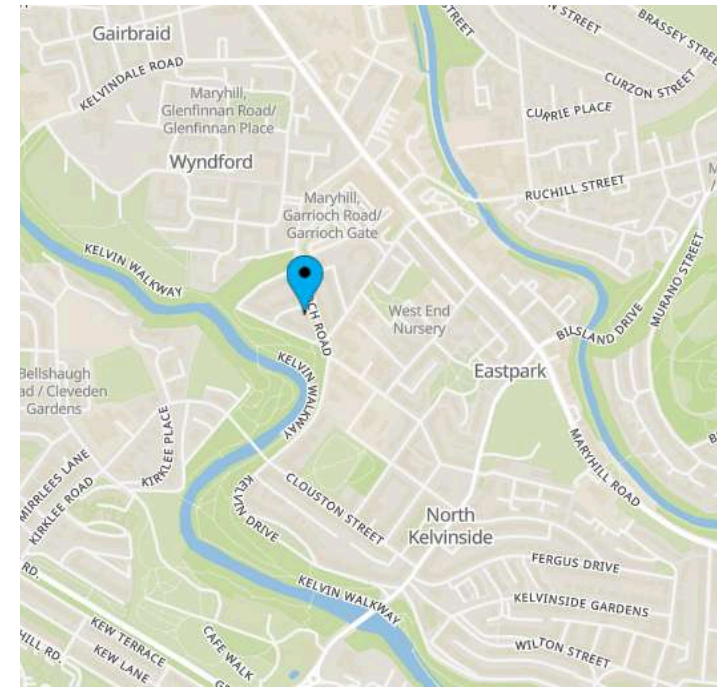
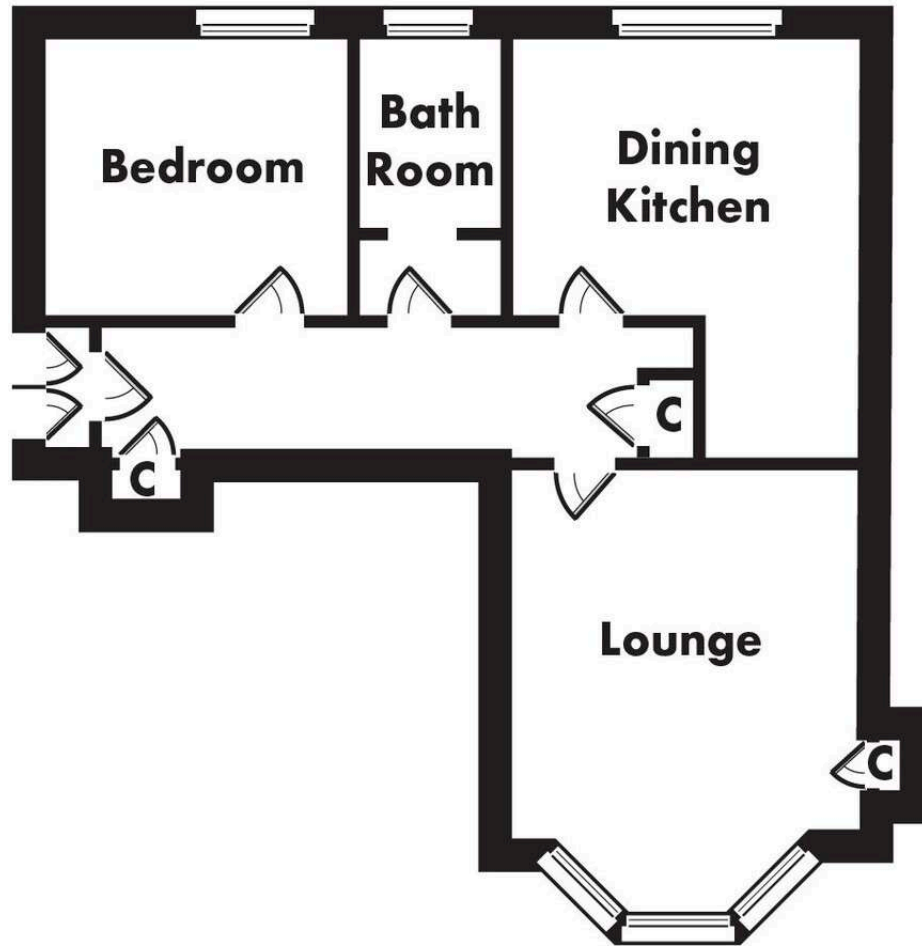
Features

Beautifully presented 2nd floor flat

- Bay windowed lounge
- Dining kitchen
- Stylish bathroom
- Short distance to Botanic Gardens & Byres Road



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Great Western Road turn onto Kirklee Road and continue crossing Kirklee Bridge. At the roundabout turn left onto Garrioch Road. Continue along and this property is on the left hand side on the corner of Garrioch Crescent.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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