Ground Floor Flat
Glasgow Harbour
Offers Over £155,000

Offered to the market at what A & S Ireland consider to be a competitive asking price, is this rarely available ground floor flat which occupies a corner position within the ever popular Glasgow Harbour development.

Accessed at ground level through a security controlled entry door the accommodation is all on one level and indeed there is a residents lift leading down to the private secure residents underground parking facility.

Internally the accommodation can be found in good decorative order with neutral shades complimenting the light carpeting to be found within throughout accommodation which comprises L-shaped entrance hallway with wall mounted security entry phone, two wall lights, in-built storage cupboard with plumbing for automatic washing machine, access to all apartments. The light and bright lounge has access door leading out to the side and front and additional side facing double glazed window, power points, ample space for a three piece suite and substantial lounge furniture, telephone point, ceiling light point, power points. The kitchen area is an open plan with this lounge and has ample floor and wall mounted units offering good storage accommodation with co-ordinating tiling behind worktop surfaces, overhead downlighters, oven, hob, hood, fridge, freezer, dishwasher to be included in the sale price.

There are two double bedrooms provided with the master boasting in-built storage wardrobes and an en-suite facility with three piece white suite, mirror panelling, concealed storage area, mains shower, tiled flooring. The main bathroom again is internal and has three piece white suite comprising low level wc, wash-hand basin and panelled bath with mains shower above, concealed storage, tiled flooring, heated towel rail.

As previously mentioned further features include electric heating with panel and storage heaters to be found within, double glazing enhancing sound proofing and insulation, security controlled entry system with video surveillance, cctv, a security alarm system has been fitted and indeed a residents lift offers access down to the secure parking facility with an allocated parking space provided. A concierge service is also provided for residents. Early viewing is strongly recommended as corner sited ground floor properties rarely grace the market within this particular development and the agents anticipate a great response from their marketing endeavours.

The West End of Glasgow is home to the main campus of the University of Glasgow and several major teaching hospitals. There is a wide range of independent shops with several supermarkets and high street banks provided. The area has an eclectic range of cafes, bars and restaurants and there are good road links within the West End and connections towards Glasgow City Centre and the M8 motorway which leads to destinations further afield. There are also underground railway stations at Kelvinhall, Hillhead and Partick which also has an adjacent railway station. Recreational amenities including the Riverside Museum, Kelvingrove Park, Kelvingrove Art Gallery and Museum and Glasgow’s Botanic Gardens are all within close proximity.

The Energy Performance Rating on this property is D.

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### Measurements

<table>
<thead>
<tr>
<th>Area</th>
<th>Dimensions</th>
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<tbody>
<tr>
<td>Hall</td>
<td>7'8&quot; x 11'3&quot; (in main area)</td>
</tr>
<tr>
<td>Lounge / Kitchen</td>
<td>17'7&quot; x 13</td>
</tr>
<tr>
<td>Bedroom (One)</td>
<td>12'11&quot; x 11'10&quot;</td>
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<tr>
<td>En-suite</td>
<td>7'1&quot; x 3'6&quot;</td>
</tr>
<tr>
<td>Bedroom (Two)</td>
<td>11' x 9'7&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>7'1&quot; x 5'7&quot;</td>
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</tbody>
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### Features

- Rarely available ground floor flat
- Corner positioning
- Electric heating
- Double glazing
- Security entry system
- Residents lift
- Secured underground parking
- Concierge service
- Alarm system

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Floor plans are indicative only - not to scale.
Travel Directions

Please refer to attached location map.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Viewing
Through solicitors on 0141 342 5570
Evenings and weekends 0141 572 7658

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