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Flat 0/1, 34 Garriochmill Road **North Kelvinside**



Flat 0/1, 34 Garriochmill Road, North Kelvinside G20 6LT



A stylish and spacious, four bedroom apartment set on the ground floor of a modern development on Garriochmill Road in North Kelvinside surrounded by well-manicured gardens with plenty off-street parking to the front and rear.

Built in the late 1980s the development has been finished with a yellow brick facade beneath a pitched, tiled roof with timber framed windows and doors. This quiet, residential development offers plenty of off-street parking right outside the flat with extra parking to the rear where well-kept, common gardens and bin sheds are found also. Access to this well-kept close is via a secure entry system at ground floor level.

As can be seen from the accompanying photographs the flat has been tastefully decorated throughout with plenty of light flooding into this bright and airy flat. The sale of the property will include all floor coverings, light fittings, curtains and blinds.

The internal accommodation comprises entrance vestibule leading into an open-plan lounge, separate dining kitchen finished with grey hardwood flooring and fitted with modern, white, high gloss units with brushed aluminium handles and wooden work surfaces. Integrated appliances include integrated fridge freezer, double oven with electric hob, stainless steel extractor hood and integrated dishwasher. There is

also space for a separate washer dryer. The dining kitchen is large enough to accommodate a six seater table as well as having plenty of storage facilities.

The master bedroom is an exceptionally large double room overlooking the well-kept, communal gardens to the front whilst the remaining three bedrooms are all spacious double rooms benefitting from built-in wardrobes. The bathroom has been recently re-fitted with a modern, white, three piece suite with Mira electric shower over the bath and good sized storage cupboard which also houses the water tank.

As previously mentioned, the flat has been fitted with timber framed single-glazed windows whilst electric heating has been fitted throughout.

The property has previously been used not only as a home but for both Short Assured Tenancies and Air B and Bs. The flat would be an excellent purchase for home owners, buy-to-let investors or even for parents looking for accommodation for children going to university due to its' close proximity to Glasgow University and the Art School whilst both Glasgow Caledonian and Strathclyde Universities are within easy reach.

EER rating : Band D

Property reference : HG02972

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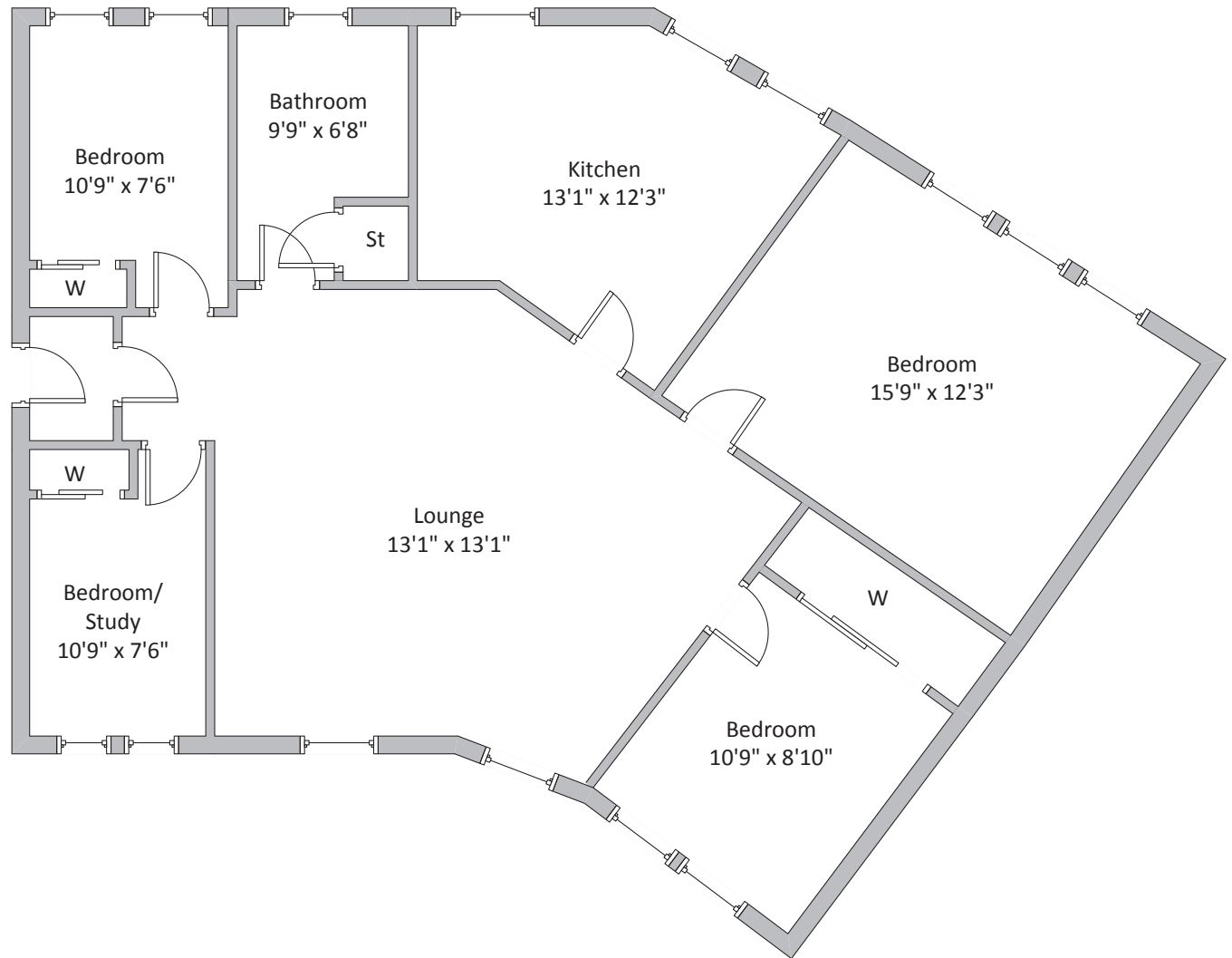






Property location

Garriochmill Road is only a few minutes walk from Great Western Road where there is an excellent selection of local shops, cafes, bars, restaurants and supermarkets. Local transport links are excellent with bus services running along Great Western Road as well as an underground station at Kelvinbridge, which is only a couple of minutes' walk away.



Approximate gross internal area 947.22 sq ft - 88 sq m

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