



www.clydeproperty.co.uk



 To view the HD video [click here](#)

Flat 2/2, 1786 Great Western Road, Anniesland



## Flat 2/2, 1786 Great Western Road, Anniesland G13 2TL

A bright and spacious south-facing, three/four bedroom, two reception room duplex flat forming part of a striking red sandstone, mid-terraced block of flats on Great Western Road in Anniesland.

Built in the 1930s, this traditional block of mid-terraced flats are dressed with red sandstone beneath a pitched, tiled roof. Sitting just before Anniesland Cross on Great Western Road, the street is tree lined with plenty of on-street parking available. The location is excellent with bus services running right outside your front door and being within touching distance of the Retail Park just down the street and Anniesland Cross which also has Anniesland train station just 7 minutes walk away.

Access to this well-kept, communal close is via a secure entry system at ground level with stairs at the far end of the ground floor hallway leading down to the communal garden at the rear with access to communal bins, drying green and with fencing either side for extra security.

The internal accommodation comprises : reception hallway with storage space beneath the stairs, bay windowed lounge with gas fireplace (capped) with two recessed cupboards to either side plus a further two storage cupboards, one to the rear of the room and one to the left hand side of the bay window. There is a private balcony to the right hand side of the bay window fitted with double-glazed door offering excellent north westerly views over Great Western Road.

The kitchen has been fitted with white, high gloss wall and base mounted kitchen units with dark worksurfaces and soft closing drawers. Integrated appliances include dishwasher and washer dryer whilst there is a free standing gas hob and oven with extractor hood above, all of which will be

included within the sale. Please note there is also space for a free standing fridge freezer however this would require to be negotiated separately.

The dining room/fourth bedroom looks out over the communal, rear garden with gas feature fireplace (which has currently been capped) and there is also a recessed cupboard to the rear of the room. The third bedroom is a spacious, double room and offers a quiet, open outlook over the communal, rear garden.

The family bathroom has been fitted with a modern, three piece suite and finished with laminate flooring and white tiling surrounding the bathroom units. For extra convenience it has also been fitted with wall mounted vanity mirror, shelving and access to the under stairs storage cupboard.

Upstairs there are two good sized double rooms both with dormer bay windows allowing in plenty of light and south easterly views over Anniesland and Knightwood. There is a decent sized storage cupboard on the landing which also houses the gas central heating boiler.

As can be seen from the accompanying photographs and HD video, the property has been neutrally decorated throughout to suit many tastes. The flat has been double-glazed and as previously stated also benefits from gas central heating. The sale of the property will include all floor coverings, light fittings and curtains as well as integrated kitchen appliances with the exception of the free standing fridge freezer.

**EER rating :** Band C

**Property reference :** EW02973

**Connect & Share.** View the video in HD, simply download our APP, hover over the cover and see it come to life.







## Property location



Anniesland is a popular district in the West End of Glasgow with exceptional local transport links with train station at Anniesland Cross and bus services running along Great Western Road servicing both the city centre and West End. It is also within close proximity to the Clyde Tunnel and Clydeside Expressway giving ease of access to the M8 motorway and Glasgow Airport. The local selection of shops is excellent and includes a large Morrisons, Marks & Spencer Food Hall, an Aldi supermarket and plenty of local independent shops, within a few minutes walk from your front door.

### Find out more...

For more information or to arrange a viewing please contact Clyde Property West End  
145 Byres Road, Glasgow G12 8TT

**T: 0141 576 1777**

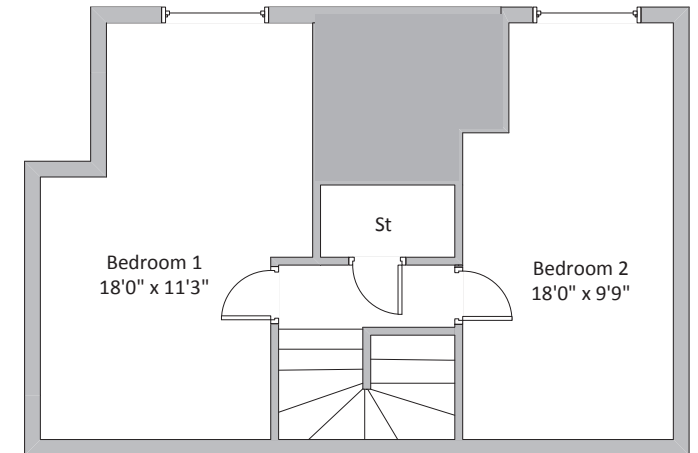
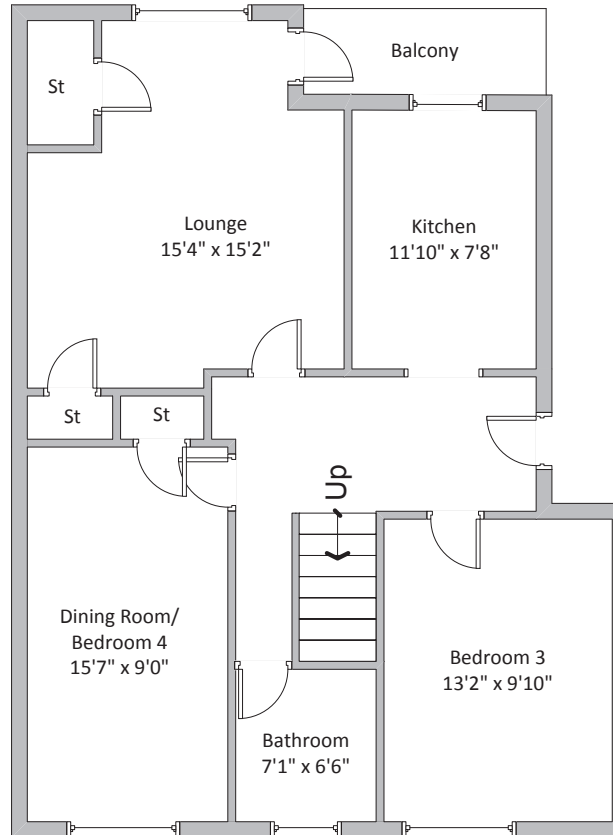
**F: 0141 576 0123**

**E: westend@clydeproperty.co.uk**

**W: www.clydeproperty.co.uk**



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 are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 979.51 sq ft - 91 sq m

**At Clyde Property we're available 7 days a week until 8pm every day**

