



PROPERTY MOVIE™





Offers Over £219,000

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1 Westbank Quadrant

Hillhead

Glasgow

G12 8NT

EPC Rating '64'

SUPERB 3 BEDROOM ELEVATED GROUND FLOOR BLONDE SANDSTONE TENEMENT FLAT SET ON WESTBANK QUADRANT IN AN ENVIABLE POSITION WITH UNINTERRUPTED VIEWS OVER THE RIVER KELVIN TO KELVINGROVE PARK.

Locally there is an outstanding selection of cafes, restaurants, specialist shops and supermarkets together with Kelvinbridge Tube station and regular buses on Great Western Road for the City Centre, Loch Lomond and the Argyll coast. Kelvingrove Park is a short walk as is Glasgow University and all the Colleges and Universities in the City Centre are all walkable or reached quickly by tube or bus. Gibson Street is just around the corner for renowned restaurants, delis, bakeries and convenience shopping. Byres Road, Charing Cross and Finnieston are also within walking distance making this central location ideal for those seeking quick access to the west end, city centre and Glasgow's parks and green spaces.





The building has an elevated entrance and security entry. The accommodation comprises; reception hall with storage, spacious lounge with triple window formation with period features, feature fireplace and south facing aspects over the River Kelvin and Kelvingrove Park, dining park with views to the rear gardens, 3 excellent bedrooms and to complete the layout there is a 3 piece shower room. The property has an untested system of gas central heating and original sash and case windows.



It should be noted that there is a degree of renovation required within this property and that therefore the property will be sold as seen

Great flat, great location, great opportunity.



Tenure: Freehold

Council Tax Band D

Local Authority: Glasgow City Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements