





MQ Estate Agents are delighted to present to the market this seldom available, preferred, traditional ground floor flat in the ever popular Kelvinbridge area of Glasgow's West End. The property comprises of entrance hallway, open plan lounge, dining and kitchen area, spacious double bedroom, bathroom, generous storage space, private garden and communal garden area. The property further benefits from double glazing and gas central heating throughout.

Part Exchange is available.

#### ENTRANCE HALLWAY

9' 9" x 8' 2" (2.982m x 2.511m) Sizeable entrance hallway with neutral decor and two handy storage cupboards. From here, doors lead off to all other rooms.

#### LOUNGE/DINING/KITCHEN

18' 3" x 17' 6" (5.572m x 5.339m) The open plan lounge, dining and kitchen area look over the rear of the property and is an adjustable space to suit individual preference. The large picture window floods the room with natural light creating a light and airy feel. Flooring is laid to grey tile effect laminate. Above the recess you have a large storage space and there is an additional storage cupboard off this room.

The kitchen area comprises of floor and wall mounted units in a white finish with contrasting dark worktops. Integrated appliances include gas hob, oven and overhead extractor fan and fridge/freezer. You have space for a free standing washing machine.



## BEDROOM

17' 4" x 12' 3" (5.287m x 3.735m) The sizeable bedroom overlooks the front of the property and enjoys a variety of traditional features such as detailed cornicing with cornice rose, high ceilings, stunning picture window, recessed bookcase and large fireplace. You also have a walk in wardrobe. Flooring is laid to carpet in a neutral colour scheme. An ideal space to relax and unwind.

## BATHROOM

6' 7" x 5' 0" (2.018m x 1.539m) The bathroom comprises of a white three piece suite of jacuzzi bath with overhead waterfall shower, low flush WC and wash hand basin. The bathroom further benefits from being fully tiled, a chrome towel radiator and spotlight lighting.

## GARDENS

The apartment enjoys its own private garden to the front of the property which is enclosed with fencing. To the rear there is a communal garden space.

## LOCATION

Cowan Street is located in Kelvinbridge in the West End, enjoying a truly superb location just tucked off Great Western Road. You are spoiled for amenities here with Great Western Road and Byers Road providing an array of high quality restaurants, cafe's, coffee shops and specialist food stores and boutiques. Kelvingrove Park and the Botanic Gardens offer a range of picturesque walks and you have Kelvingrove Art Gallery and Museum and Glasgow University within walking distance. The underground subway system is a few moments' walk away and you have a regular bus service on Great



Western Road making travel effortless. For the commuter there is easy access to the M8 motorway link.

## VIEWINGS

Viewing is by appointment only and early internal viewing is advised to fully appreciate all that this traditional flat has to offer.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.











Call free on 0800 074 8585

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