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solicitors



GROUND FLOOR FLAT

Flat 0/3, 29 Amisfield Street, North Kelvinside, Glasgow G20 8LB



Beautifully decorated in neutral shades this one bedroom traditional ground floor flat has been extensively modernised internally to an excellent standard. Providing walk in condition accommodation all on the level benefits from a secure door entry system, gas central heating and double glazing. Comprises entrance hallway with built in storage off and providing access to open plan living/dining/kitchen, double bedroom and bathroom. A modern living space has been created providing space for both living and dining with space for table and chairs open plan to a modern fitted kitchen which runs the width of one wall. The kitchen area is fitted with wall and base units including complementary butcher block worktop incorporating stainless steel sink with drainer,

integrated fridge and dishwasher. The washing machine and tabletop freezer (located in the storage area) are also included in the sale. The living area is fitted with laminate flooring and the kitchen section with slate tiled flooring. There is a double sized bedroom also with laminate flooring and the bathroom has been refitted with a modern white suite including thermostat controlled shower over bath.

The property is located within the North Kelvinside area of Glasgow's west end within walking distance of local amenities including Byres Road and Maryhill Road. There are excellent public transport services including bus, rail and underground at Hillhead station on Byres Road.



ACCOMMODATION

ENTRANCE HALL

LIVING/DINING/KITCHEN

13'10" x 12'11"

DOUBLE BEDROOM

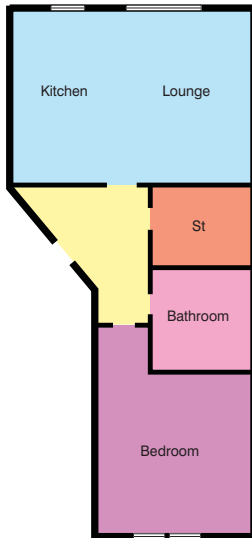
12'7" x 9'11"

BATHROOM

6'0" x 5'6"

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Floor plans are indicative only - not to scale.



VIEWING

Through Inksters on 0845 241 1222.
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

ENTRY DATE

Negotiable

TRAVEL DIRECTIONS

Travelling north on Byres Road continue to the junction with Great Western Road and turn left onto Great Western Road passing the Botanic Gardens on your right hand side. Turn right at the next set of traffic lights onto Kirklee Road and continue over the bridge and turn left at the mini roundabout onto Garrick Road. Pass the junction with Shakespeare Street and turn right into Stratford Street then first right into Amisfield Street where number 29 is located on your right hand side.

NOTE

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.



INVESTOR IN PEOPLE

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