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FORBEN

Flat 2/1, 311 West Princes Street
Glasgow | G4 9DR

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Flat 2/1, 311 West Princes Street, Glasgow, G4 9DR

This well presented, bright two-bedroom apartment on the second floor of a traditional blonde sandstone tenement, is situated in a sought-after pocket of Glasgow's West End in the Woodlands area. This charming flat retains period features throughout and offers spacious and flexible accommodation. Secure door entry leads to a well-maintained communal entrance close and stairs to all floors. The property opens into a spacious and welcoming entrance hall with doors to all apartments. The outstanding bay windowed lounge is bright and spacious with a contemporary fire and ornate cornicing and wooden floors. The kitchen is well sized and benefits from a dining area nook. There are a selection of wall and floor mounted units, a hob, oven and a fridge freezer. There are two bedrooms within the property; the master with an impressive two section window has an en-suite shower room with contemporary shower, vanity and WC, and the second bedroom is a good sized double. The accommodation is completed with a modern, full tiled bathroom with shower bath. The accommodation further benefits from gas central heating throughout, traditional sash and case windows and on street permit parking.



All measurements are taken from the longest and widest point:-

Living Room: 4.00m x 5.86m

Kitchen: 3.27m x 5.16m

Hallway: 4.58m x 2.00m

Master Bedroom: 3.41m x 5.00m

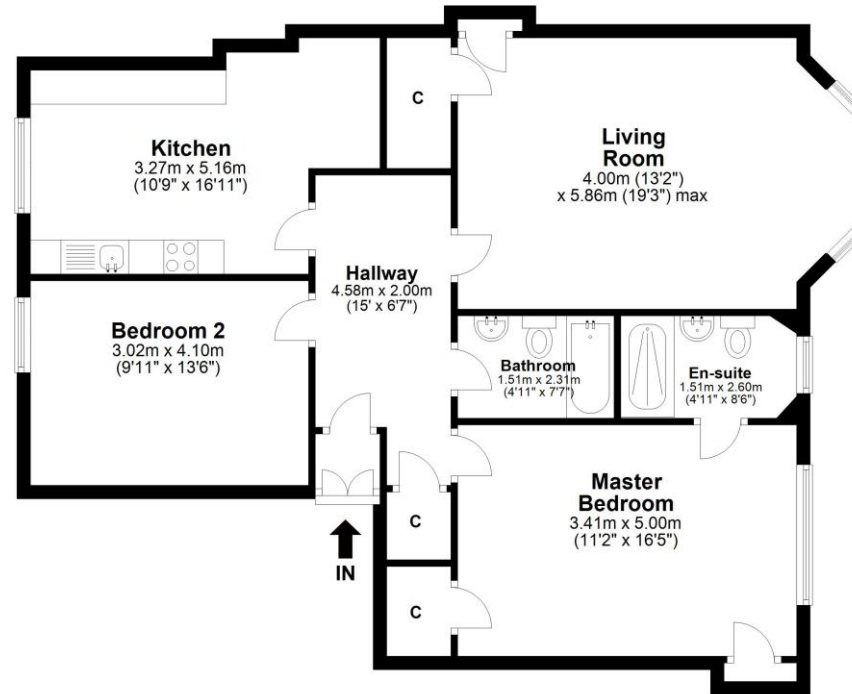
En- Suite: 1.51m x 2.60m

Bedroom 2: 3.02m x 4.10m

Bathroom: 1.51m x 2.31m



West Princes Street, Glasgow, G4 9DR



Total area: approx. 90.6 sq. metres (974.7 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.