



Flat 3/2, 3 Yarrow Gardens  
Glasgow | G20 6DX

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### Flat 3/2, 3 Yarrow Gardens, Glasgow, G20 6DX

This is an immaculately presented top floor 2 bed flat in the heart of Glasgow's West End. 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 welcoming entrance hall with doors to all apartments. The outstanding bay windowed lounge is bright and spacious with a traditional fire place and ornate cornicing. The kitchen features wall and mounted cabinets, with contemporary oven, hob and extractor fan and a fitted folding breakfast table complete with chairs, all in keeping with the colour scheme of the kitchen. The multi-level bathroom has been refurbished and is complemented by a contemporary three-piece suite and full tiling throughout.. The master bedroom offers spacious accommodation complete with original, refurbished fireplace and bedroom 2 is a good sized double. The property has been completely re-wired by the current owner who has also installed new hardwood flooring throughout. The period glass stained windows have been completely refurbished to an exceptionally high standard and new ironmongery has been fitted to all doors. All doors, facings, skirtings and panels have been returned to their original varnished condition and all fireplaces and mantels within the property have been refurbished. The accommodation further benefits from gas central heating and UPVC double glazed "tilt and turn" windows. On street parking permits are also available. Time and detailed attention has been devoted to this property by the current owner and it is truly an astonishing example of a period West End property.



All room measurements are taken at the longest and widest points:-

Hallway: 3.00m x 2.50m

Living Room: 3.70m x 6.22m

Kitchen: 1.70m x 4.41m

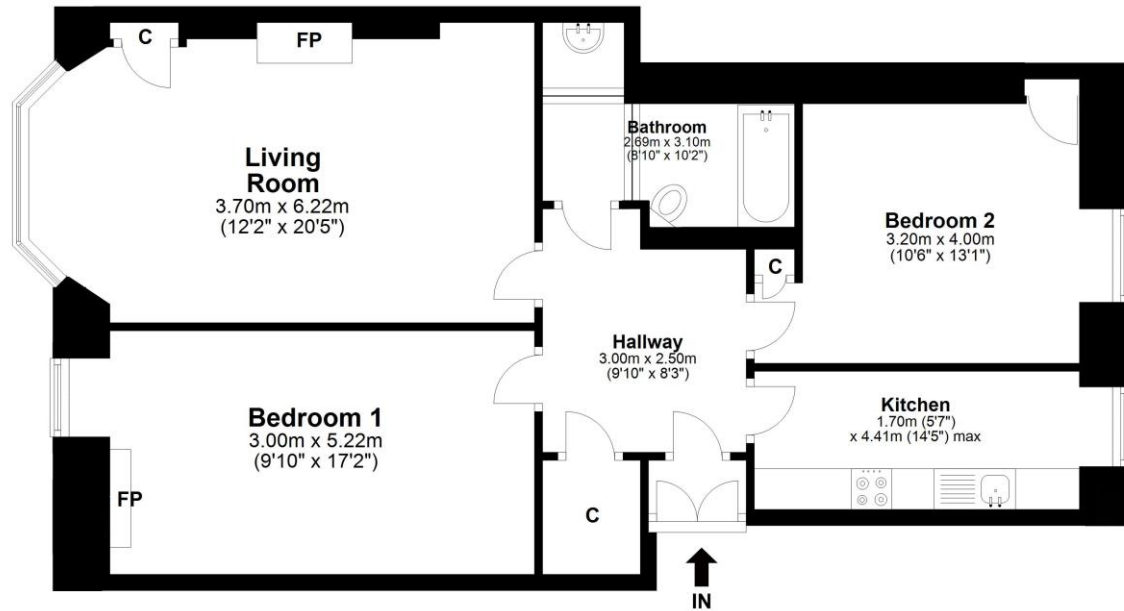
Bedroom 1: 3.00m x 5.22m

Bedroom 2: 3.20m x 4.00m

Bathroom: 2.69m x 3.10m



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Total area: approx. 74.8 sq. metres (804.8 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.