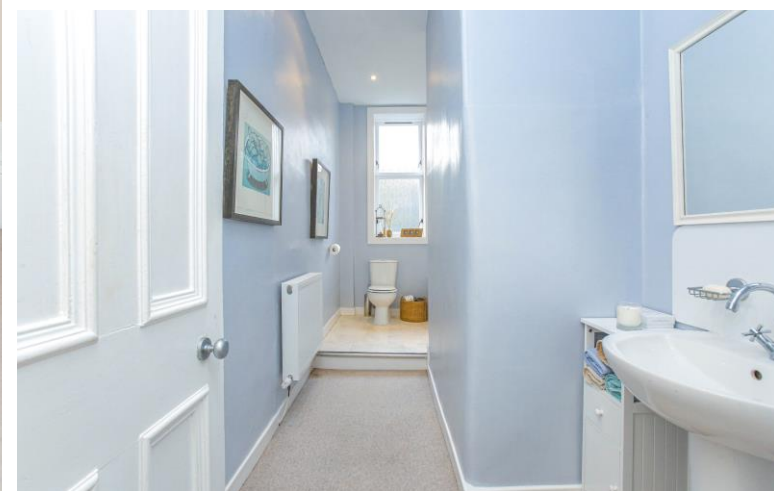




Flat 1/2, 75 Clouston Street
Glasgow | G20 8QW

pattison&co



Flat 1/2, 75 Clouston Street, Glasgow, G20 8QW

This is an immediately impressive first floor four-bedroom apartment just a short stroll from The Botanic Gardens, Queen Margaret Drive and Byres Road. This substantial and charming property retains period features throughout and offers spacious and flexible accommodation. A secure door entry leads to a communal entrance close and stairs to all floors. The property enters in to a grand and welcoming entrance hall with doors to all apartments. The original varnished wooden floors are beneath the carpets. The outstanding bay windowed lounge is bright and spacious with a feature fireplace and ornate cornicing and ceiling rose. The impressively sized modern kitchen offers room for a small dining area and includes wall and floor mounted units, range cooker and space for white goods. The spacious dining room invites a more formal dining experience with the possibility of using this room as a fifth bedroom. There are four good sized double bedrooms in the property, one of which benefits from a feature fireplace. The accommodation is completed with a family bathroom and utility room and benefits from gas central heating throughout. There is a well maintained communal garden to the rear and on street permit parking. The property specification includes a private basement cellar and use of the communal outbuilding to the rear of the property with the other residents. The property is located within a quiet residential pocket benefitting from a selection of newly opened delicatessens, cafes and boutiques on Queen Margaret Drive. A short walk takes you to the stunning Botanic gardens, The Glasgow Academy, Kelvinside Academy and the illustrious West End of Glasgow.



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

Living Room: 7.50m x 4.90m

Living/Dining Room: 6.20m x 4.80m

Kitchen: 4.50m x 2.90m

Utility Room: 3.40m x 1.90m

Bathroom: 6.45m x 1.80m

Bedroom 1: 4.70m x 3.00m

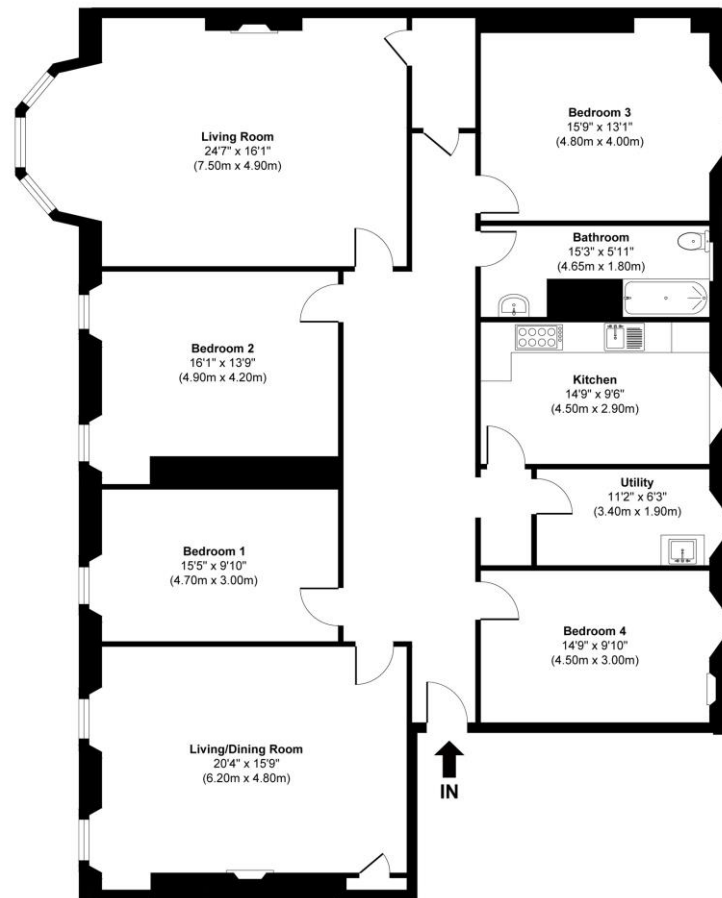
Bedroom 2: 4.90m x 4.20m

Bedroom 3: 4.80m x 4.00m

Bedroom 4: 4.50m x 3.00m



Clouston Street, Glasgow, G20 8QW



Approx. Gross Internal Floor Area 2056 sq. ft / 191.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

pattison&co

117 Byres Road, GLASGOW, G12 8TT

www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706