



2 Cowan Street
Glasgow | G12 8PF

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3 Bed Main Door Flat



2 Cowan Street, Glasgow, G12 8PF

This is a rarely available main door flat located in the coveted West End of Glasgow. The property enters through a bright hallway giving access to all apartments. The living room features large bay windows for maximum light exposure and fronts secluded Cowan Street. The living room and adjoining kitchen share a hatchway giving an open concept feel. The kitchen benefits from wall and floor mounted cabinets with integrated oven and hood, and space for white goods. The spacious master bedroom has an ornate fireplace and built in mirrored wardrobes. Bedrooms 2 and 3 are both good sized doubles, with Bedroom 2 being complemented by a brick fireplace and Bedroom 3 benefitting from cupboard storage space. The family bathroom features wooden wall panelling and neutral décor to suit any style, and comes with a three piece bathroom suite. The property has a south facing private garden area to the front of the property: a rarity in Glasgow's West End and the property specification is completed with gas central heating, traditional sash and case windows, ornate cornicing throughout the flat and use of the basement beneath the flat. The flat enjoys an enviable central west end location with all local amenities on the doorstep including a selection of bars, bistros, restaurants, local supermarkets and shops on nearby Byres Road and Great Western Road. The property is a short walk away from The University of Glasgow, Hillhead Secondary School, The Glasgow Academy and Kelvinbridge Subway Station which provides easy access to Glasgow City Centre and surrounding areas, and is within the school catchment area for Hillhead Secondary School and Hillhead Primary School.



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

Hallway: 6.80m x 5.60m

Living Room: 4.50m x 3.50m

Kitchen: 2.40m x 1.69m

Bedroom 1: 4.60m x 3.50m

Bedroom 2: 3.60m x 3.29m

Bedroom 3: 3.90m x 2.70m

Bathroom: 3.90m x 1.20m

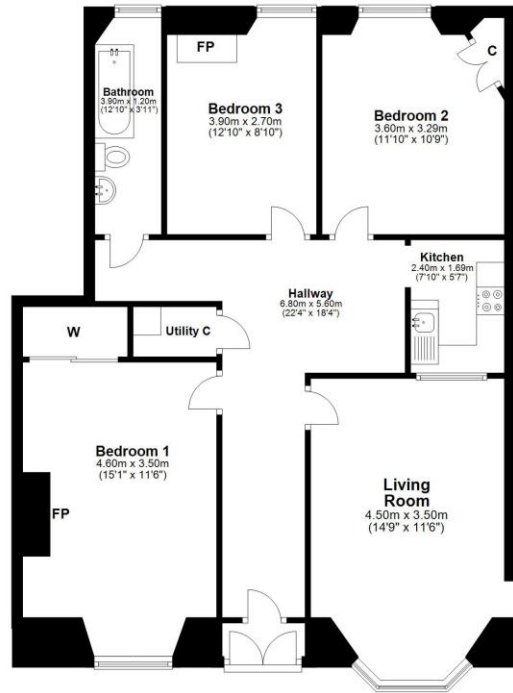
Basement: Approx 58.9 sq. metres.



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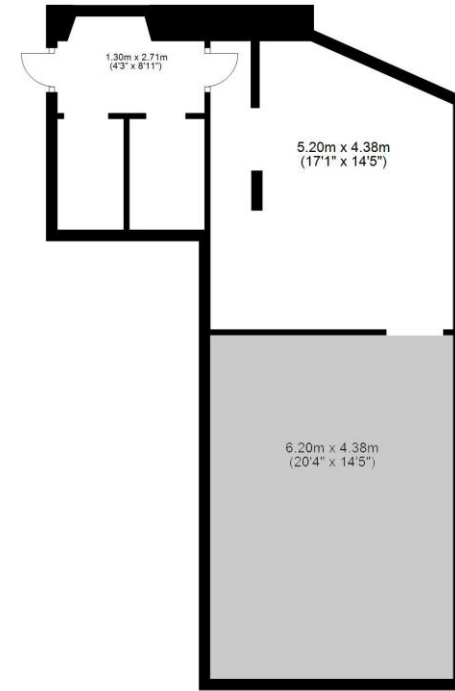
Ground Floor

Approx. 90.5 sq. metres (973.7 sq. feet)



Basement

Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 149.4 sq. metres (1608.0 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.

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117 Byres Road, GLASGOW, G12 8TT

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

0141 334 7706