



Flat 3/2, 70 Fergus Drive,
Glasgow, G20 6AP

pattison&co

OFFERS OVER £199,950



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Pattison and Company are delighted to offer this bright and spacious top floor two bedroom flat set within a traditional blonde sandstone tenement, nestled off Queen Margaret Drive. Finished to a high standard throughout, this wonderful home is offered to the market in true walk-in condition and benefits from fabulous views of Glasgow's West End to the front and Dumgoyne, Campsie Fells to the rear. The property enters by a bright and welcoming hallway - complete with large storage cupboard - giving access to all apartments. The large 18'0 ft lounge boasts solid oak flooring and bay window to front allowing maximum light exposure. The kitchen is open plan with modern fitted wall and floor units and integrated appliances. There are two well-proportioned bedrooms and a modern bathroom with white four piece suite including separate shower cubicle. The property further benefits from gas central heating, double glazing and security controlled entrance. The communal areas are well maintained by an appointed factor, and there is on-street parking available for residents and visitors directly on Fergus Drive. The West End, University, Botanical Gardens and cosmopolitan Byres Road can be found within walking distance and indeed, road networks, public transport facilities offer ease of passage to destinations further afield.

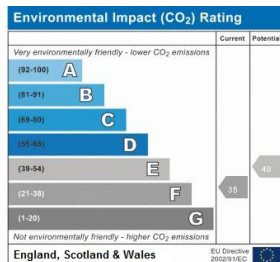
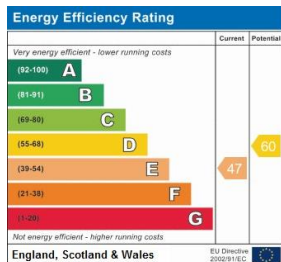
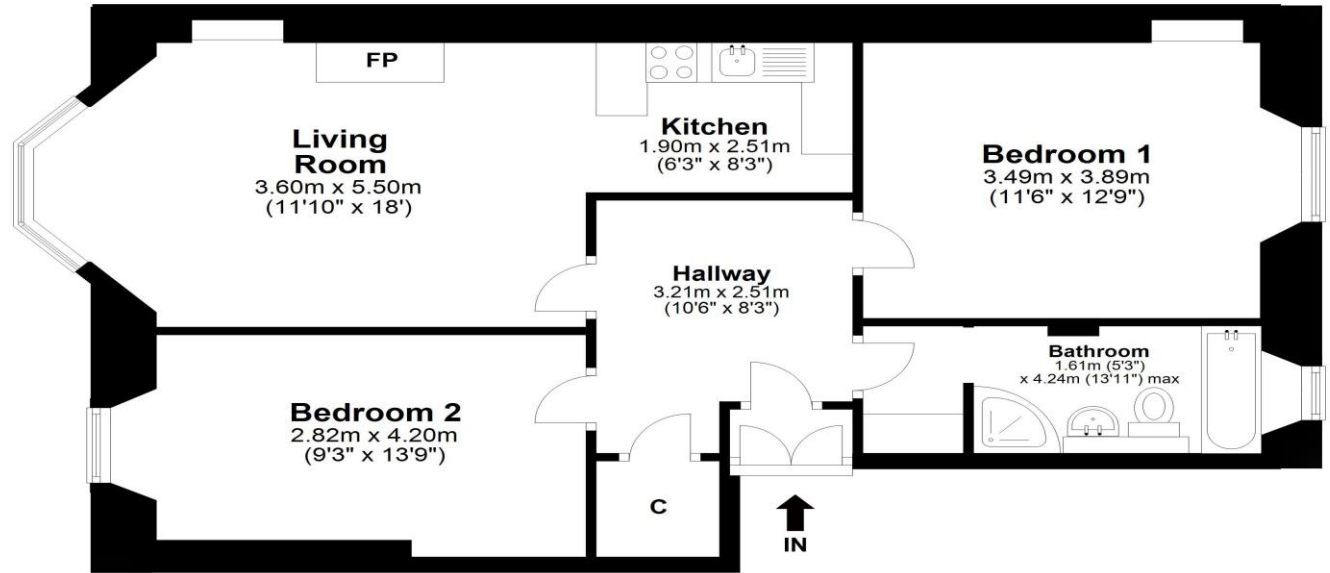


All room measurements are taken from the longest and widest points:-

Hallway: 3.21m x 2.51m
Living Room: 3.60m x 5.50m
Kitchen: 1.90m x 2.51m
Bedroom 1: 3.49m x 3.89m
Bedroom 2: 2.82m x 4.20m
Bathroom: 1.61m x 4.24m



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Total area: approx. 67.4 sq. metres (725.2 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.