



Flat 2/2, 185 Kent Road
Glasgow | G3 7HD

pattison&co

Offers Over £230,000



Flat 2/2, 185 Kent Road, Glasgow, G3 7HD

This is an immaculately well presented 2 bed flat in the ever popular Finnieston area of Glasgow's West End. Featured within an iconic blond sandstone style Tenement, the property enters by a bright and welcoming hallway giving access to all apartments. The living room features double aspect views with beautifully tall sash and case windows allowing for maximum light exposure, complete with custom fitted blinds. The newly renovated kitchen features contemporary gloss wall and floor mounted cabinetry with feature backsplash detail extending the length of the cabinetry. The kitchen offers a delightfully sleek NEFF induction hob and matching extractor, BOSCH integrated dishwasher, feature NEFF double oven, integrated microwave, warming drawer, and wine fridge. The kitchen area also features a third aspect window with space for a dining set. The shower room has been renovated to a stunningly high standard and benefits from bathroom storage units, walk-in thermostatic controlled rain shower and fashionable grey towel rail. Bedroom 1 provides ample space for a good sized double bed with space for storage. Bedroom 2 enjoys dual aspect views and also provides ample space for a double bed and storage. The storage nook off of the living room is currently used as a quiet study/work space. The property specification includes gas central heating, traditional sash and case windows, secure entrance system and excellent internal storage space. Externally, the property benefits from well maintained communal areas. The property is within popular Finnieston area which in close proximity to Glasgow's West End and City Centre where you will find all usual amenities such as bars, shops and restaurants. Glasgow University and the Queen Elizabeth Hospital are just a 10 minute car journey. The property is well served by transport links with being only a short journey away from the Partick stop on Glasgow's Subway and also Charing Cross and Partick Train Stations. Furthermore, the M8 and M74 Motorway networks also connects Glasgow to the central belt with ease.



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

Hallway: 6.80m x 3.41m

Kitchen: 5.61m x 3.01m

Living Room: 4.20m x 4.20m

Bedroom 1: 3.70m x 4.00m

Bedroom 2: 4.26m x 3.25m

Shower Room: 2.69m x 1.70m



Kent Road, Glasgow G3 7HD



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 95.1 sq. metres (1023.5 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.