



Ground Floor Flat, 199 Wilton Street  
Glasgow West End | G20 6DF

pattison&co

Offers Over £185,000



### Ground Floor Flat, 199 Wilton Street, Glasgow, G20 6DF

This expansive ground floor flat within a traditional blond sandstone tenement is presented to market in the North Kelvinside area of Glasgow's famous West End. The property enters by a secure communal doorway to the communal foyer featuring stunning pillars for a truly opulent look. The main door entry on the ground floor provides access to all apartments. The front facing lounge area benefits from two large sash and case windows, original wood flooring and feature cornicing to epitomise West End living. The living room is complimented by a feature fireplace. The rear facing bedroom provides space aplenty for a double bed with storage and continues the original wooden flooring. The rear facing kitchen benefits from three large sash and case windows to maximise light exposure, and benefits from wall and floor mounted modern cabinetry. There is space aplenty for a dining table if desired. The kitchen area also features a unique mezzanine floor, accessed via a private stairway off of the kitchen area. The mezzanine floor – currently used as a bedroom (subject to planning) – is enclosed by full height glass to allow the brightness of the kitchen to flow in. The bathroom benefits from feature full height tiling over the shower / bath and is completed by fitted white sanitaryware. The property specification includes gas fired Vokera combi boiler and well maintained communal gardens to the rear. The property is ideally located being only a short walk from all usual amenities on Great Western Road. The property is also a short distance from the renowned Glasgow Academy, and a wonderful nature trail along the river Kelvin. The property is connected to the central belt of Glasgow and beyond by the nearby M8 motorway network, and nearby Kelvinbridge Subway station.



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

Living Room: 7.16m x 5.00m

Kitchen & Dining Room: 4.50m x 3.51m

Bedroom: 3.60m x 3.65m

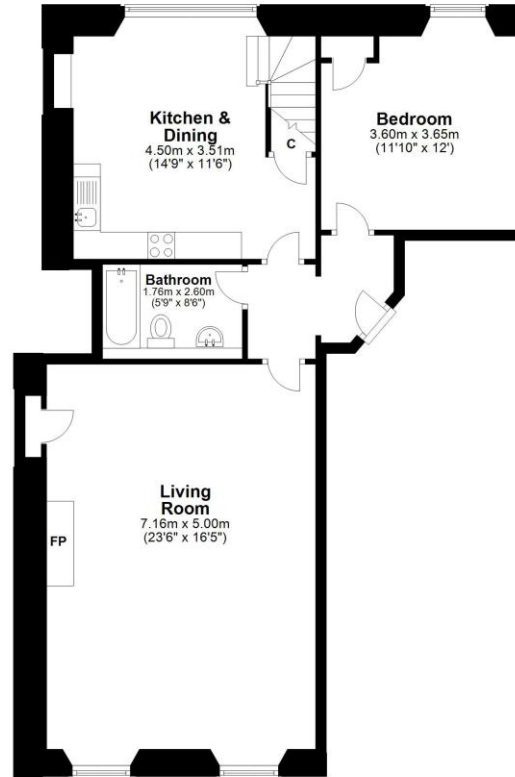
Mezzanine Floor: 3.60m x 4.22m

Bathroom: 1.76m x 2.60m



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Approx. 81.4 sq. metres (876.6 sq. feet)



Approx. 15.2 sq. metres (163.6 sq. feet)

**Mezzanine Floor**  
3.60m x 4.22m  
(11'10" x 13'10")

**Living Room**  
7.16m x 5.00m  
(23'6" x 16'5")

**Kitchen & Dining**  
4.50m x 3.51m  
(14'9" x 11'6")

**Bedroom**  
3.60m x 3.65m  
(11'10" x 12')

**Bathroom**  
1.76m x 2.60m  
(5'9" x 8'6")

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 96.6 sq. metres (1040.2 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.