



Flat 2/2, 263 Garrioch Road
North Kelvinside | G20 8QZ

pattison&co

Offers Over £165,000



Flat 2/2, 263 Garrioch Road, North Kelvinside, G20 8QZ

This rarely available top floor 1 bed flat is presented to market located within desirable North Kelvinside Conservation Area of Glasgow's illustrious West End. The property has been formed by conversion and sits within a beautiful C Listed sandstone Tenement, and enjoys magnificent - and unobstructed - onwards views of the River Kelvin and Botanic Gardens Arboretum. The property enters by secure communal entrance on the ground floor and is accessed via communal staircase which retains some of the buildings original features. Once inside, a bright and welcoming hallway gives access to all apartments and includes a convenient storage cupboard. The front facing living space provides bright and versatile accommodation to relax and take in the stunning scenery, and the front facing bedroom provides space aplenty for a double bed with storage. The kitchen benefits from wall and floor mounted cabinetry with electric hob, integrated oven and contemporary curved cooker hood. The family bathroom includes shower over bath with surrounding accent tiling and white sanitaryware. A spacious loft space completes the property accommodation. The property specification includes electric storage heating, timber framed double glazed window units and on street parking. To the rear of the Tenement is a true gem of the West End known as "The Children's Wood and North Kelvin Meadow" where children's playgroups and volunteer gardening sessions are regularly held. North Kelvinside is a very popular area and this quiet Tenement is just a short journey from coveted Botanical Gardens and bustling Byres Road where all usual amenities such as bars, restaurants and shops can be found. The central belt of Glasgow and beyond is accessed with ease via the nearby M8 and M74 motorway networks, and local transport such as buses, subway and train services are frequent and reliable.



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

Hallway: 2.60m x 1.71m

Living Room: 3.50m x 4.80m

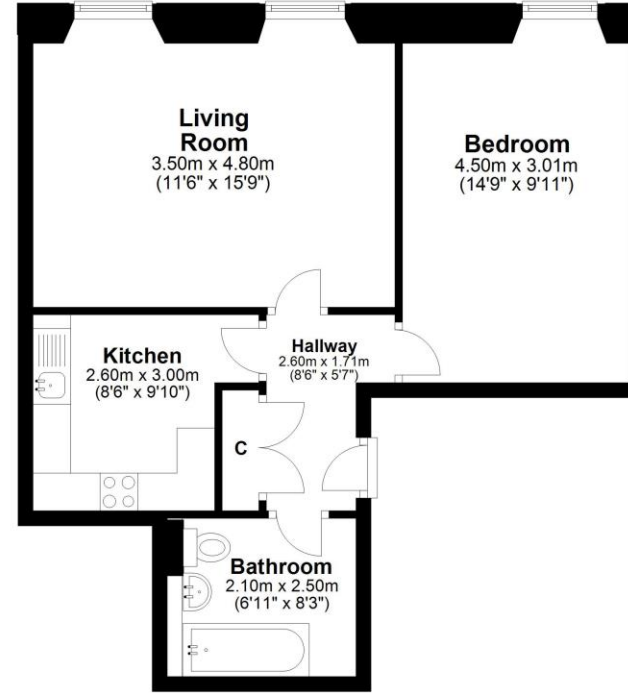
Kitchen: 2.60m x 3.00m

Bedroom: 4.50m x 3.01m

Bathroom: 2.10m x 2.50m



Garrioch Road, Glasgow, G20 8QZ



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 49.5 sq. metres (533.0 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.