



0/2, 23 Apsley Street, Glasgow, G11 7SP

Flexible, One-Bedroom, Ground-Floor Flat

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Property Description

Flexible, one-bedroom, ground-floor studio flat, forming part of one of Glasgow's iconic red-sandstone tenements. Located in the popular Partick area, northwest of Glasgow city centre.

Comprises an entrance hall, living/bedroom room, dining/kitchen, and a bathroom.

Requiring some upgrading, features include tall ceilings and generous room sizes, a front-facing bay window, and gas central heating.

In addition, there is double glazing, a secured entry system, and a well-maintained shared drying yard to the rear.

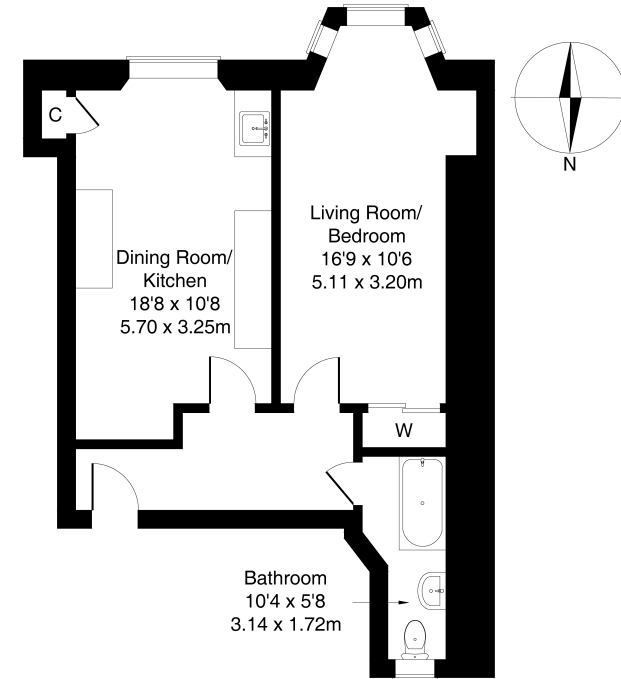
A welcoming entrance hall affords access throughout the property and offers ample space for storage and outerwear. Set to the front, with a southerly-facing aspect allowing plentiful natural light, the living room/bedroom features a bay window, cornice plasterwork, a ceiling rose, a fireplace and a built-in wardrobe with mirror sliding doors.

Also, set to the front, a spacious kitchen/dining is fitted with wall and base units, wood effect worktops, a tiled surround, and a sink; and features space for freestanding appliances and wood effect flooring. Completing the accommodation, the bathroom is set to the rear, with a three-piece suite and tiled splash walls.

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02, 23 Apsley Street, Partick, Glasgow, G11 7SP

Approximate Gross Internal Area: (506 sq ft - 47 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Partick is a long-established district in Glasgow's West End, situated north of the River Clyde, comprising of a mix of traditional housing and new build residential developments. There is local shopping to be found throughout, with schooling provided by the Cleveden Secondary School and Kelvindale Primary School. Medical practices and larger supermarket shopping is available close by, including Morrison's, Sainsbury's and Lidl. Partick and neighbouring districts such as

Kelvinhaugh offer a further range of cafes, delicatessens, restaurants, bars, and a gym. Partick railway station is situated on the line from Glasgow Queen Street, and there are also several bus services, whilst the Kelvin Cycle Way links into the Forth and Clyde Canal cycle path. There are local parks, a tennis and bowling club, Glasgow's Botanic Gardens to the south, and walks along the River Kelvin.





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