



## 2/2, 189 Copland Road, Glasgow, G51 2UW

Tastefully Presented & Spacious, Two-Bedroom, Second-Floor Flat

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# Property Description

Tastefully presented and spacious, two-bedroom, second-floor flat, forming part of one of Glasgow's iconic red-sandstone tenements. Located in the popular Govan area, just southwest of Glasgow city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, a generous bathroom, tall ceilings, a feature fireplace, a bay window and period cornice work. In addition, there is gas central heating, sash and case windows, and good storage including a walk-in hall store and dresser for bedroom one.

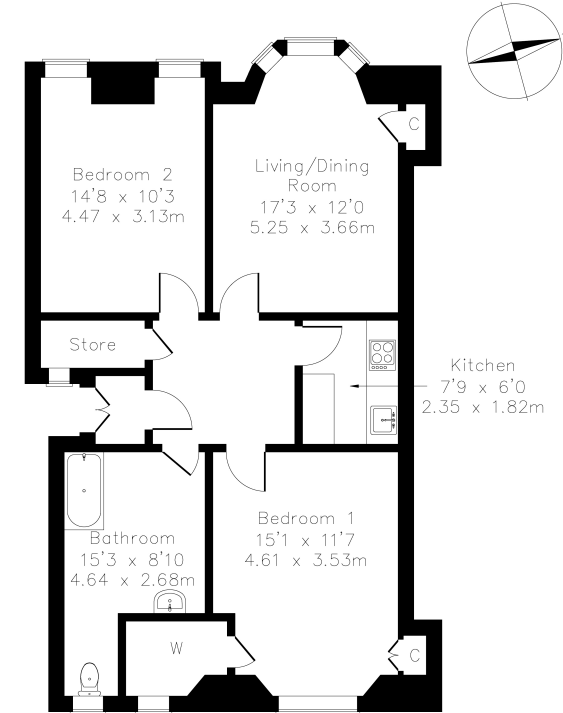
Furthermore, there is a shared drying green to the rear, a secured entry system and unrestricted on-street parking.

A welcoming entrance hall affords access throughout the property, including a walk-in cupboard providing superb storage. Set to the front, a spacious living room is tastefully finished with hardwood flooring, period cornice plasterwork, a feature fireplace, a ceiling rose, a built-in store cupboard, and an impressive bay window allowing plentiful natural light. Set internally off the hall, a modern kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink, and an integrated oven and electric hob.

Set to the rear, bedroom one offers a generous room for freestanding furnishing and features twin windows, carpeted flooring, a built-in cupboard, and a walk-in dresser with a window, whilst a further generous carpeted bedroom is set to the front. Completing the accommodation, a stylish bathroom is fitted with a modern suite including a shower over the bath, partially tiled splash walls, partially wood-panelled walls, and built-in storage.

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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



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

# Area Description

Govan is a riverside district of Glasgow, west of the city centre, with a laid-back village vibe. Also known for its traditional pubs and red sandstone Victorian buildings, Govan provides local amenities throughout, including an ASDA and LIDL superstore, whilst it is within proximity to Braehead and Silverburn Shopping Centres offering an extensive range of high-street names. Close to the

west of Glasgow where a wide variety of well-known restaurants and bars are located; whilst an IMAX cinema is available by Pacific Quay; and Elder Park Recreation Ground and Queen Elizabeth University Hospital are just a short walk away. The area also offers a number of public schools, and train stations and the M8 can be easily accessed for further connections throughout.





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