

**2/2, 54 Ferry Road, Partick, Glasgow, G3 8QD**

Well Presented, Two Bedroom, Second (Top) Floor Flat

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# Property Description

Well presented, two-bedroom, second-floor (top) flat, set in a modern, factored residential development. Located in the popular Partick area, just west of Glasgow city centre.

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

Features include a modern fitted kitchen and bathroom suite, contemporary flooring, and good storage including bedroom wardrobes and a loft space.

In addition, there is double glazing, gas central heating, a secured entry system, and an allocated parking space.

Ideally located for major educational institutions, this riverside development also includes extensive garden grounds.

The hall gives access to all rooms except the kitchen, features the secured entry handset and the loft hatch. Set to the front, a good-sized living room could accommodate lounge and dining furniture, and features wood-effect flooring, plain coving and two pendant light fittings.

Set off the living room, the kitchen accommodates a dinner table, whilst modern fitted units include marble effect worktops, sink with drainer, a tiled surround, and an integrated oven and gas hob.

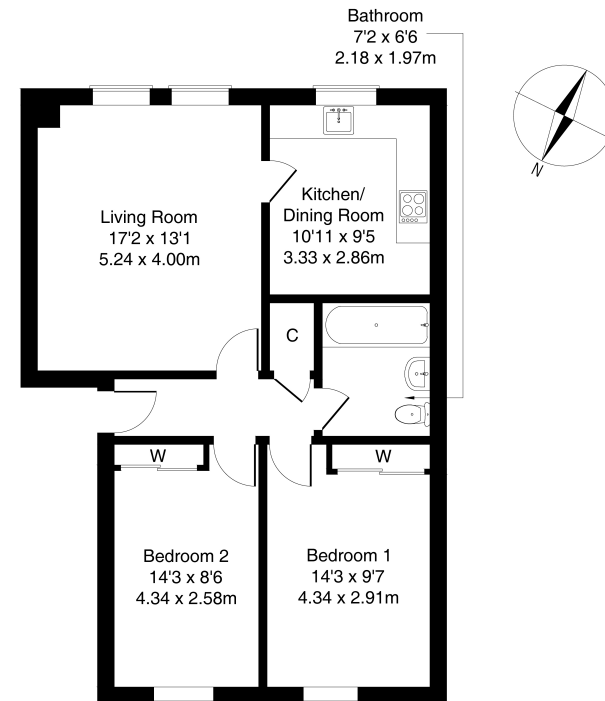
Both bedrooms are rear-facing, with carpeted flooring and built-in mirrored wardrobes. Completing the accommodation, the bathroom is set internally and is fitted with a three-piece suite, including a mains shower over the bath, shaver point and tiled splash walls.

No warranty will be given with any of the appliances included in the sale.

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Approximate Gross Internal Area: (700 sq ft - 65 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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