



**1/1, 295 Byres Road, Hillhead, Glasgow, G12 8TL**

One Bedroom, Dual-Aspect First Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy

# Property Description

Beautifully-presented, one bedroom dual- aspect, first-floor flat, forming part of a traditional stone-built tenement. Located in Glasgow's popular Hillhead district in the West End.

Comprises: an entrance hallway, living room, kitchen, double bedroom, and a bathroom. Highlights include a stylish fitted kitchen and bathroom, a spacious and well-proportioned floor plan, and convenient storage provision. In addition, the property benefits from gas central heating, double glazing, a secure entry system, feature fireplace and high ceilings. Externally, there is a shared garden to the rear and unrestricted street parking to the front.

The generous entrance hall provides access throughout and features the secure entry phone system and excellent storage provision with three separate cupboards. With a front aspect bay window, the living room is afforded plenty of natural light further accentuated by high ceilings. In addition, the lounge offers a feature fireplace and chandelier, a store cupboard, ornate plasterwork and a ceiling rose.

Overlooking the shared rear garden and with pendant lighting, the bright and spacious kitchen has contemporary units with solid wood worktops, recessed and open shelving, and an inset sink. Appliances include a double oven and range cooker, dishwasher, fridge, and washing machine.

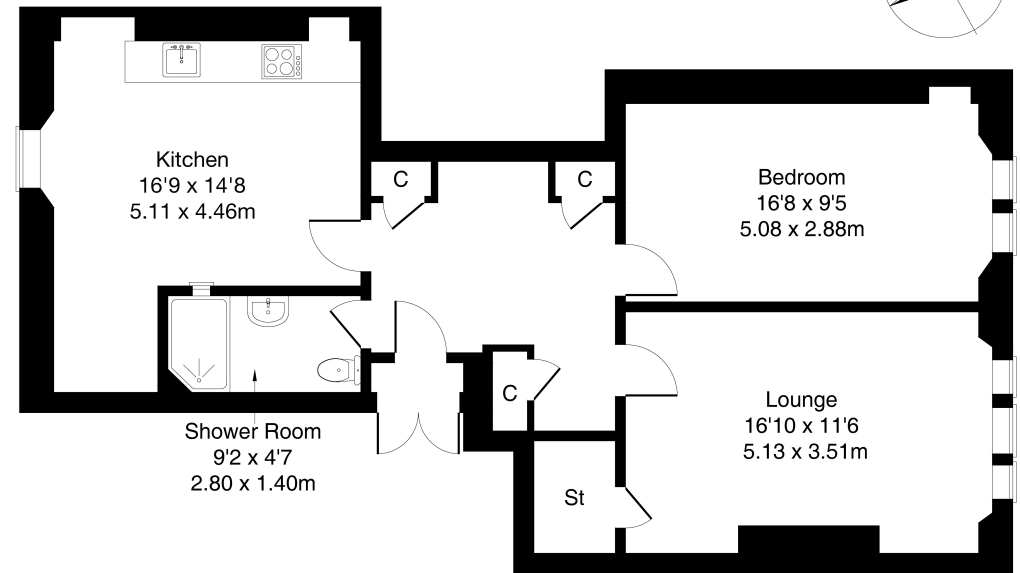
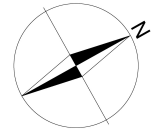
With a front aspect window and well-proportioned room size, the bedroom offers ample space for freestanding furniture, carpeted flooring, and a central pendant light fitting.

Completing the accommodation and set internally, the shower room is fitted with a two-piece suite with a fully-tiled walk-in shower with double shower heads, and a chrome ladder radiator.



1/1, 295 Byres Road, Glasgow, G12 8TL

Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



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

# Area Description

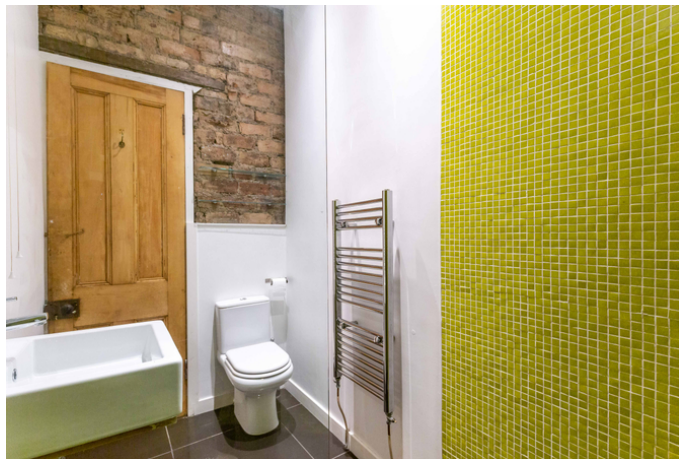
Located west of the city centre and just north of the River Kelvin, Hillhead is the heart of Glasgow's fashionable West End and is one of the most sought-after areas of the city. Home to the well-known Ashton Lane and Byres Road, Hillhead offers an abundance of trendy bars, cafes, restaurants, boutique shops, and independent retailers. Ideally placed for the University of Glasgow, and within walking distance of many attractions, the area is served by Hillhead and

Kelvinbridge subway stations for rapid travel within the city, as well as bus services throughout. Everyday amenities are available locally, whilst the M8 is easily accessible for further onward travel. For leisure and recreation, the Glasgow Botanic Gardens are a few minutes away, as are the open green spaces of Kelvingrove Park, which houses the Kelvingrove Art Gallery and Museum.









## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

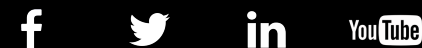
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.