



0/2, 109 Napiershall Street, Kelvinbridge, Glasgow, G20 6HU

Light and Well-Presented, Two-Bedroom, Southerly-Facing, Ground-Floor Flat

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Property Description

Light and well-presented, two-bedroom, southerly-facing, ground-floor flat, with residents' parking. Set in an established, factored, residential development, in the Kelvinbridge area, just northwest of Glasgow city centre.

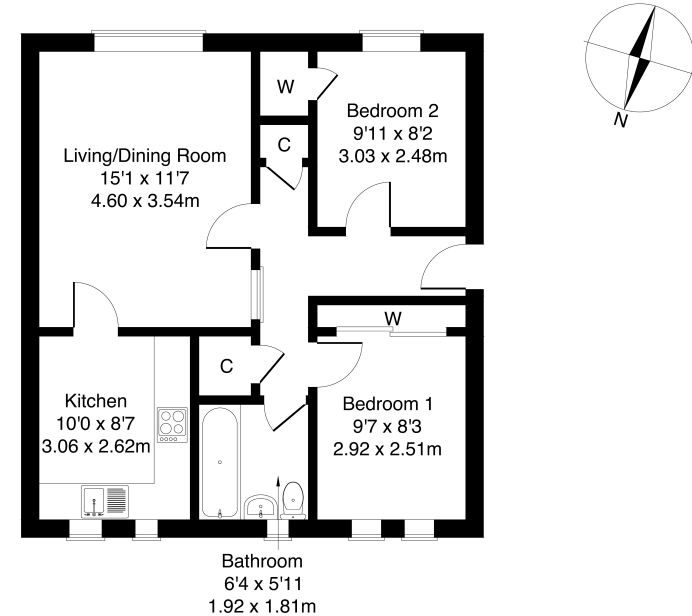
Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a modern fitted kitchen and bathroom suite, contemporary flooring and electric heating. In addition, there is good storage provision, including integrated wardrobes in both bedrooms.

The development also provides a secured entry system, shared garden grounds and an unrestricted residents' car park.

The hall gives access to all rooms except the kitchen and features two built-in store cupboards, contemporary flooring and a secure entry system. Front-facing, a good-sized public room offers space for both lounge and dining furniture and includes modern flooring, coving, and a central light fitting. Set off the lounge with rear-facing windows, the kitchen also has space for a dining/breakfast table and includes modern tile-effect flooring, plain coving and a central light fitting. Modern fitted units include stone-effect worktops, a mosaic tiled splashback surround, a sink with a drainer, an integrated electric oven and a hob. The well-proportioned bedrooms are set to opposite aspects, and both include built-in wardrobes, wood-effect flooring and plain coving. The bright, modern bathroom has a rear-facing window and includes a modern suite, with a shower over the bath, a ladder-style radiator, contemporary gemstone-style, panel walls, and spotlighting.

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Approximate Gross Internal Area: (603 sq ft - 56 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 in Glasgow's fashionable West End, Kelvinbridge is a desirable, leafy district, close to Byres Road and Great Western Road. The popular area offers an excellent array of amenities, including some of the best bars and restaurants in Glasgow, along with a wide choice of both local and convenience shopping. For outdoor recreation, the scenic open green spaces of The River Kelvin Walkway, The Botanic Gardens and Kelvingrove Park are nearby, with art and culture represented by the iconic Kelvingrove Art Gallery and Museum and the Hunterian Museum. A number of

highly-regarded local primary and secondary schools are available, with private schooling provided at The Glasgow Academy. The University of Glasgow is situated on University Avenue, just off Byres Road, offering world-class further education. Excellent public transport is available, with a choice of underground stations, railway and bus routes into to Glasgow City Centre and beyond.





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