



## 2/1, 957 Govan Road, Glasgow, G51 4QP

Light & Beautifully Presented, Two-Bedroom, Dual-Aspect, Second-Floor Flat with Balcony & Allocated Parking

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# Property Description

Light and beautifully presented, two-bedroom, dual-aspect, second-floor flat, with a balcony terrace and allocated private parking. Forming part of an established, factored residential development, located in the popular Govan area, just west of Glasgow city centre.

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

Highlights include a modern fitted kitchen with appliances, a stylish bathroom suite, and contemporary flooring. Benefiting from a southerly-facing aspect, there is also double glazing, gas central heating, and good integrated storage provision.

The development offers a secured video entry system, communal drying areas to the rear, and a private residents' car park.

A light and welcoming entrance hall affords access throughout the majority of the property, including two convenient storage cupboards, and offers space for outerwear and furnishing. Set to the front, enjoying a southerly-facing aspect, a spacious living room features carpeted flooring, light decor, a built-in cupboard, a central light fitting, and full-height windows allowing plentiful natural light, and a door leading to a private terraced balcony with ample space for a table and seating.

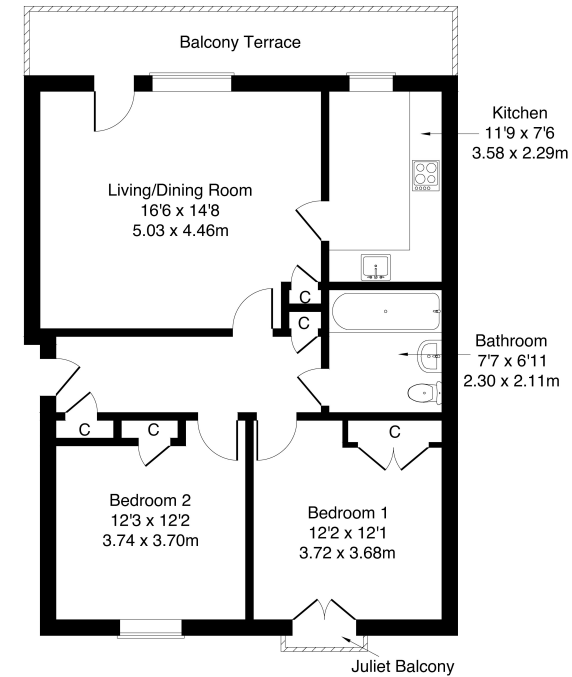
Set off the living room, the kitchen is fitted with modern units and worktops, a sink with a drainer, and a metro-tiled surround; with appliances including an integrated oven, gas hob, washing machine, and a freestanding fridge/freezer.

Set to the rear, two tastefully finished bedrooms are similarly well-sized, including carpeted flooring, a central light fitting, and built-in wardrobe storage, with bedroom one also featuring a Juliet balcony. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath and panelled splash walls.

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**2/1, 957 Govan Road, Govan, Glasgow G51 4QP**

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

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, with Braehead and Silverburn Shopping Centres nearby, offering an extensive range of high-street names. Close to the West End

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





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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