



Estate Agents and Solicitors

1/1, 959 Govan Road, Glasgow, G51 4QP

Immaculately Presented, Two-Bedroom, Dual-Aspect, First-Floor Flat

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Property Description

Light and immaculately presented, two-bedroom, dual-aspect, first-floor flat, with a south-facing balcony and an allocated parking space. Forming part of a modern, residential development, located in the popular Govan area, just southwest of Glasgow city centre.

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

Highlights include a stylish fitted kitchen, with appliances, a modern bathroom and contemporary flooring. With light tasteful decor throughout, there is also double glazing, NEST gas central heating and good integrated storage provision.

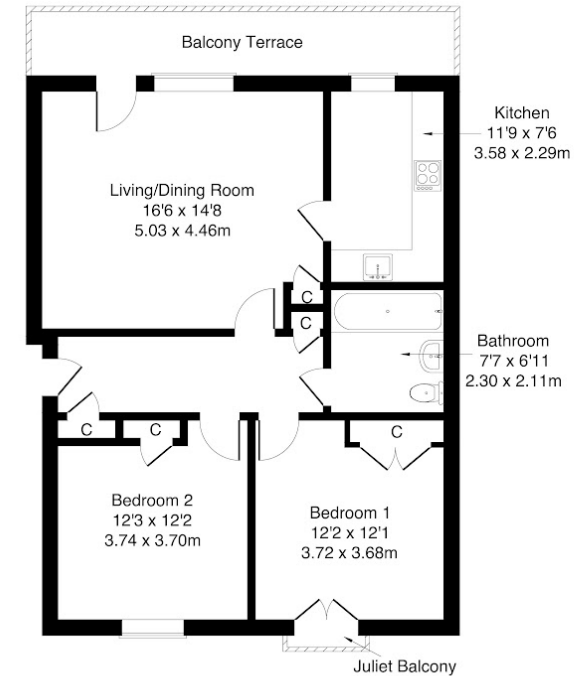
There is a secure video entry system, communal drying areas to the rear and a private residents' car park.

A welcoming entrance hall, with tiled flooring, includes two convenient storage cupboards and offers space for outerwear and furnishings. Set to the front, enjoying a southerly-facing aspect, a spacious living room features contemporary flooring, light decor, a built-in cupboard and a central light fitting. Full-height windows afford plenty of natural light, whilst a door opens onto a private balcony, with ample space for a table and chairs. Set off the living room, a kitchen is fitted with modern units and worktops, a sink with a drainer and a tiled surround, whilst appliances include an integrated oven, a gas hob, a washing machine and a freestanding fridge/freezer.

Set to the rear, two tastefully finished bedrooms are similarly well-sized and include 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, a shower-over-bath, tiled flooring and splash walls.

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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, 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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