



3/1, 49 Park Road, Woodlands, Glasgow, G4 9JD

Beautifully-Presented, Two-Bedroom Third (top) Floor Flat

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Property Description

Beautifully-presented, very spacious, two-bedroom, third (top) floor flat, set in a traditional sandstone tenement. Located in the desirable Dowanhill area, just off Great Western Road, to the north-west of Glasgow city centre.

Comprises: an entrance hall, living room, dining kitchen, two double bedrooms and a bathroom. Features include gas central heating, a generous floorplan, secure entry system, good integral storage and TV and telephone points. Period features include panelled doors, ornate plasterwork, high ceilings, sash and casement windows including a bay window in the living room.

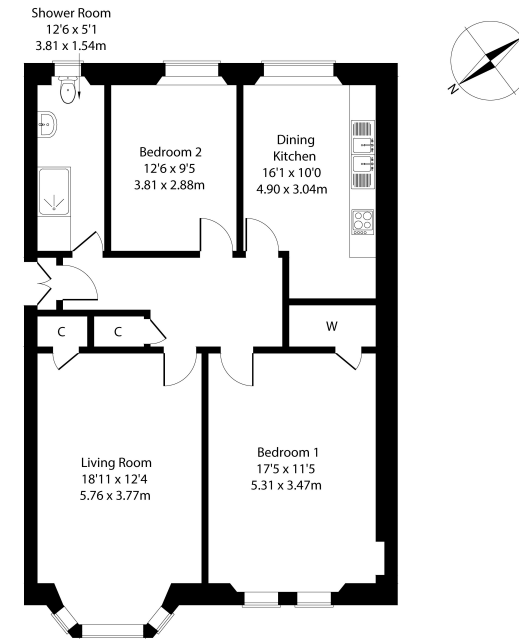
Externally, there is a well-maintained, sizable communal garden to the rear, and there is unrestricted on-street parking to the front and in the surrounding areas.

The entrance hallway affords access throughout and has space for outerwear, a store cupboard, and a secure entry phone system. With wood-effect flooring that carries through from the hall and bedrooms, the well-proportioned living room is afforded plenty of natural light from a front-facing bay window, further accentuated by high ceilings with ornate plasterwork. In addition, there is also a period ceiling rose with a pendant light fitting, TV point, and a store cupboard. The contemporary kitchen is set to the rear with a window seat overlooking the garden and ample space for dining furniture. There are fitted units with stainless steel and solid wood worktops, double inset sinks and a stainless steel backsplash. Appliances include an integrated oven and gas hob with extractor hood above, and space and plumbing for further white goods.

Across the hall, bedroom one benefits from a generous room size with a built-in wardrobe, whilst also offering period features with decorative plasterwork and ceiling rose, and an open-shelved press. Similarly finished, bedroom two has another window seat overlooking the rear garden, and ample space for freestanding furniture. Completing the accommodation and set to the rear, the stylish and contemporary bathroom has a fitted two-piece suite and a separate walk-in shower enclosure with a rain-fall shower head and tiled splash walls.

A 360 Virtual Tour is available online.

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3/1, 49 Park Road, Dowanhill, Glasgow G4 9JD
Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



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

Area Description

Woodlands is located just north-west of Glasgow city centre and benefits from excellent public transit with bus and underground services easily accessible. The city centre has a wealth of amenities including both general and specialist shopping, designer names, art galleries, museums, superb architecture, and fashionable bars and restaurants. Frequent public transport can be

throughout the city, including Central and Queen Street rail stations, St Enoch subway station, and the Clydeside Expressway, Clyde Tunnel, M77 and the M8/M80 ensure swift access to central Scotland's arterial road network, and to Glasgow and Edinburgh airports.





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