



1/2, 274 St Georges Road, Glasgow, G3 6LA

One Bedroom, First Floor Flat

Up to date price and viewing info at mov8realestate.com/property



Estate Agents and Solicitors

Property Description

One-bedroom, first-floor flat, set in an established modern residential development. Located in the popular Woodlands area, just to the north of Glasgow city centre, and ideally placed for access to the universities and hospitals, and St Georges Cross Underground.

Comprises an entrance hall, an open-plan living room/kitchen, a double bedroom and a bathroom.

With light neutral decor and some refurbishment needed, highlights include a fitted kitchen, electric heating, double glazing, and a secured entry system.

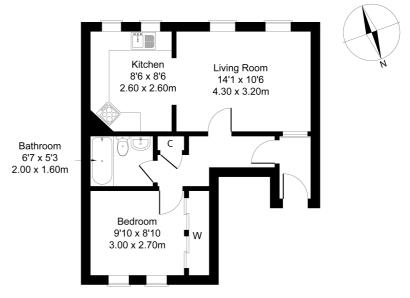
The entrance vestibule opens into the hall which affords access to the majority of the property. To the southerly facing front, the living room features two windows allowing plentiful natural lights and wood effect flooring.

Open to the living room, the kitchen is fitted with wall and base units, with an integrated electric hob and oven (no warranty will be given with any of the appliances included in the sale); whilst also offering space for freestanding appliances.

The double bedroom is set to the rear with two windows, wood effect flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, the bathroom is set internally with a three-piece suite including a shower over the bath.

mov⁸1/2, 274 St. Georges Road, Glasgow, Lanarkshire, G36LA

Approximate Gross Internal Area: (484 sq ft - 45 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 a popular residential area situated in the west end of Glasgow city centre. Bordered to the west by the impressive grounds and recreational facilities of Kelvingrove Park and its proximity to Glasgow University and the hospital, the area is sought-after by students, professionals and families alike. With all the expected amenities available locally, Woodlands is also well-positioned to

take advantage of the wealth of cafes, restaurants, shops, and attractions in the nearby areas of Hillhead, Finnieston, and Glasgow City Centre itself. With excellent rapid public transport links available, including the underground at St Georges Cross, the area is also well placed for access to the motorway network for further onward travel.



















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

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.