



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

One Bedroom, First Floor Flat

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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.

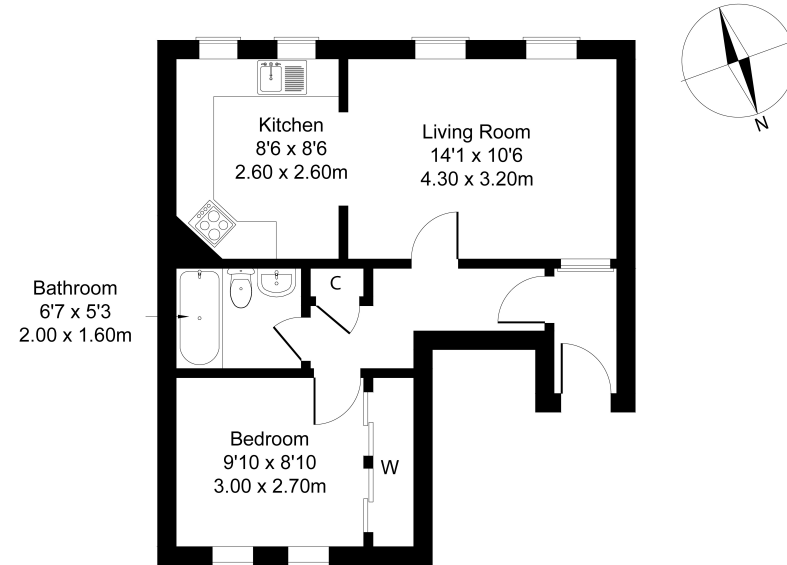
The entrance vestibule opens into the hall which affords access to the majority of the property. To the southerly facing front, the living room features two windows allowing plentiful natural lights and wood effect flooring.

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.

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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.





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