



## Rarely available two-bedroom executive apartment within a magnificent modern development.

This rarely available and truly stunning two-bedroom executive apartment is set on the second floor of a magnificent modern development. The property enjoys an enviable West End location close to the many amenities and transport links on offer within the immediate area. There is the much-coveted benefit of private residents parking. Internally this remarkable apartment has been meticulously upgraded and maintained by the current owners to provide a spacious, flexible property which is presented in true walk-in condition. The specification of the property includes double glazed window units, gas central heating with brand new high efficiency combi boiler and security entry system. The accommodation on offer comprises; welcoming reception hallway with storage cupboards off, bright spacious lounge with separate dining area and open outlooks over Glasgow Academy's West End Playing Fields, modern fully fitted kitchen with quality integrated appliances, master bedroom with built in wardrobes, double bedroom and luxury bathroom.

This property enjoys an excellent location within close proximity to the wide range of shops, restaurants and other amenities on offer on Great Western Road, Byres Road, Glasgow University and the Botanic Gardens are also just a short distance away. There are excellent transport links nearby, with regular bus services running along Great Western Road and Byres Road. There are frequent underground services running from nearby Kelvinbridge station. The Clydeside Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt.



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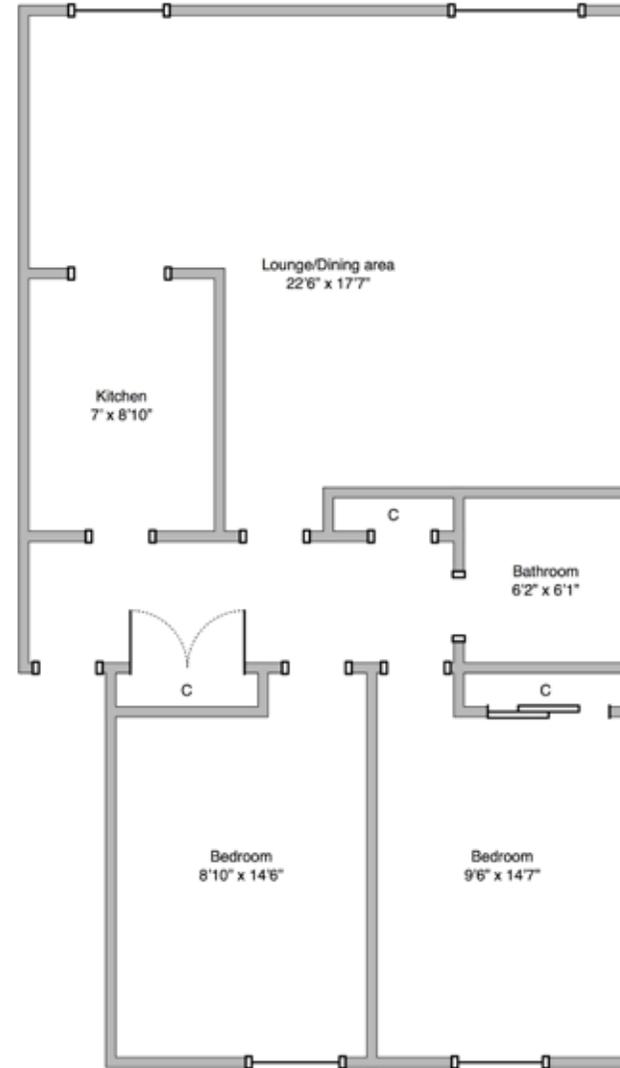


WALKER WYLIE ESTATE AGENTS

# Kelvinbridge

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