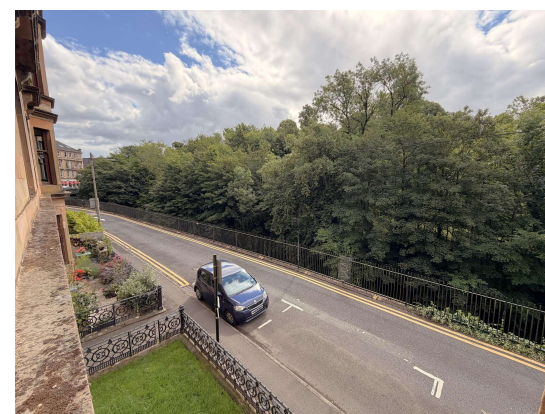




First Floor Flat

1/2, 5 Westbank Quadrant, Hillhead, Glasgow, G12 8NT

Offers Over £285,000



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Description

Nestled in a secluded West End setting this substantial three bedroom first floor flat enjoys a most delightful position with aspects across the River Kelvin and towards Kelvingrove Park.

This property forms part of a handsome blonde sandstone tenement building and exhibits many delightful period features and characteristics.

There is a secure buzzer entry system to the building, the neatly maintained common entrance close leads to the stairwell and the windows on the half landings over look the beautifully tended shared rear gardens.

Double storm doors lead into a tiled entrance vestibule and through to a large reception hall. This hall links to all rooms and there are two storage cupboards, either side of the entrance door, one of which houses the meters and consumer unit. There are three generously proportioned double bedrooms, the master bedroom and second bedroom to the front elevation whilst bedroom three is to the rear. The lounge is a fabulous reception room, the bay window projection allowing plenty of natural light to flow in and framing the south facing aspects towards Kelvingrove Park. The focal point of this room is the tiled fire place and a deep walk in cupboard affords useful storage space. The kitchen with dining recess is very well appointed complete with a range of fitted units and worktop space. A range cooker, washing machine and tumble dryer sit neatly between the units and a fridge freezer stands independently. The gas central heating boiler is housed within a separate cupboard. The bathroom completes the accommodation on offer. It has a modern three piece suite with telephone style shower attachment at the bath and the walls are tiled to splash back.

The windows are of modern sash and case design with double glazed units. There is a gas fired central heating system, the Baxi combination boiler was installed in 2025 and the radiators renewed a few years earlier.

To the rear of the building is a delightful outdoor space shared with the neighbouring residents. There are well tended lawns/drying greens and a paved area with seating. The bin store is tucked away with gated access to the side of the building and a cellar offers some additional storage space.

Westbank Quadrant is a little known pocket in Hillhead found just off Gibson Street. It enjoys a tranquil setting adjacent to the River Kelvin and leafy Kelvingrove Park and it is also just a short walk to a host of West End landmarks including the University of Glasgow's West End Campus. You can stroll round the corner and enjoy refreshments at the local coffee shops, Delis and Restaurants. Alternatively you can pop along to Great Western Road, Byres Road or into the City Centre with ease. There are excellent public transport services close at hand including Glasgow's famous Subway via Kelvinbridge Station and regular bus services operating along Great Western Road. The Kelvin Walkway offers a chance to go for a walk, run or cycle or you can simply sit and relax in Kelvingrove Park.

Westscot Living Property Factors. Approx: £300.00/£400.00 per 6 months.

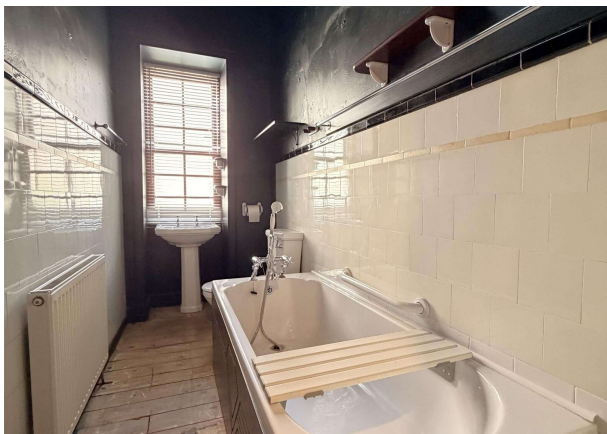
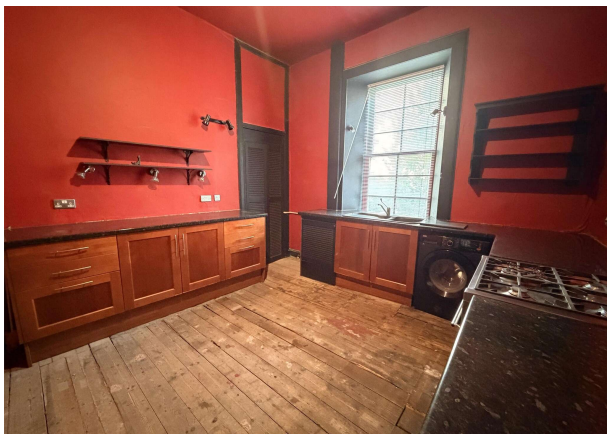
Room Dimensions

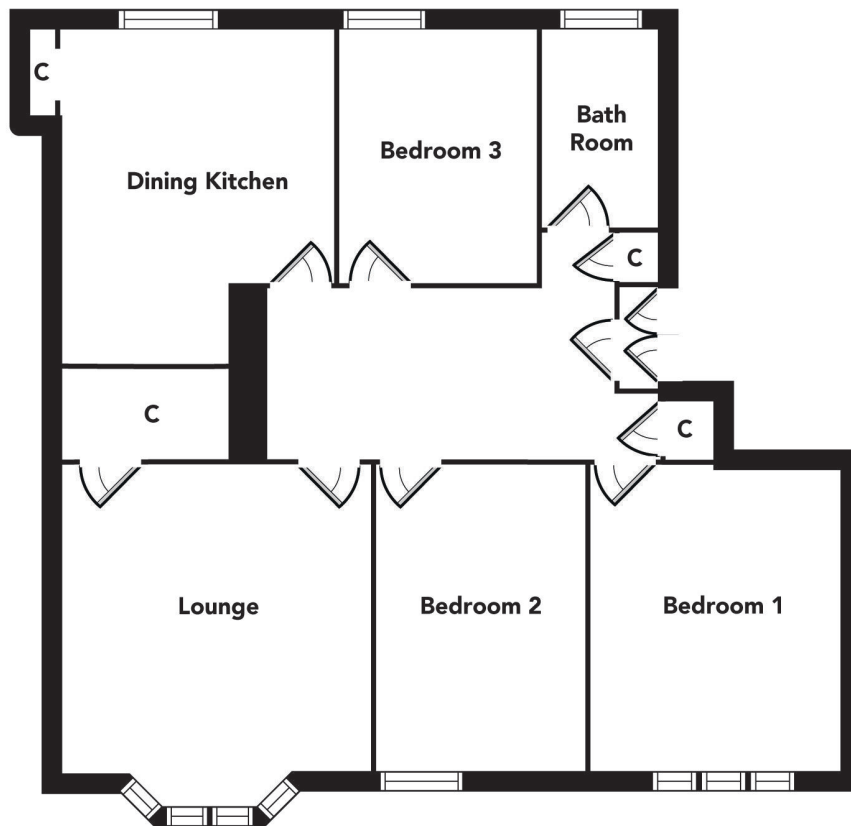
Reception hall	5.92 m x 2.06 m / 19'5" x 6'9"
Lounge	5.56 m x 4.32 m / 18'3" x 14'2"
Dining Kitchen	4.98 m x 3.71 m / 16'4" x 12'2"
Bedroom 1	4.90 m x 3.81 m / 16'1" x 12'6"
Bedroom 2	4.90 m x 3.02 m / 16'1" x 9'11"
Bedroom 3	4.45 m x 3.28 m / 14'7" x 10'9"
Bathroom	3.58 m x 1.37 m / 11'9" x 4'6"

EPC: C

Features

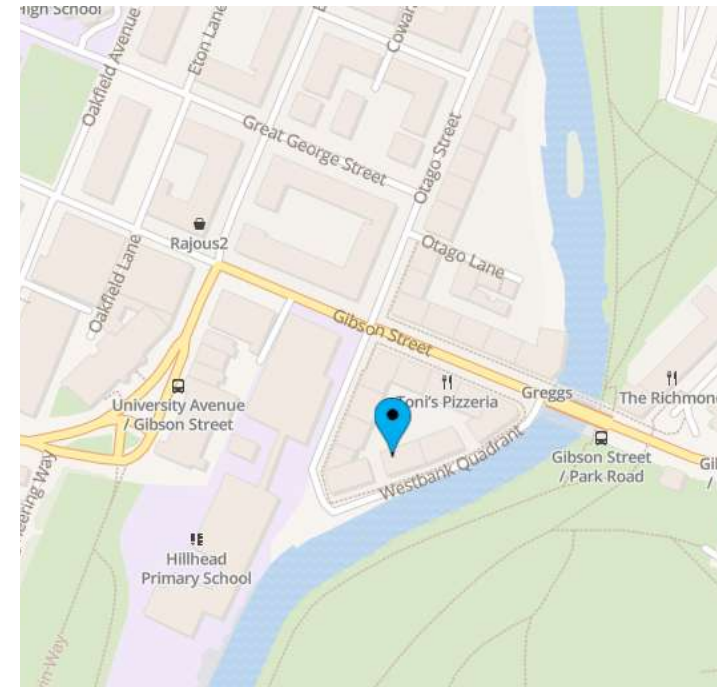
Three bedroom first floor flat
Bay lounge
Dining kitchen
Gas Central Heating- new boiler 2025
Renewed sash & case windows
Lovely West End setting close to the University of Glasgow





Floorplans are indicative only - not to scale

Produced by Plushplans 



TRAVEL DIRECTIONS

Travelling northwest along Woodlands Road continue to the roundabout and bear left onto Eldon Street/Gibson Street crossing the River Kelvin. Take the next left into Westbank Quadrant and this property is on your right hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

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ESPC Ref: E511405

