

Flat 7,7 Devonshire Terrace

HYNDLAND, GLASGOW, G12 0XF



Excellent one-bed apartment, beautifully set within a stunning 1880 grade B-listed former townhouse, exclusive area of Devonshire Terrace, walk-in condition



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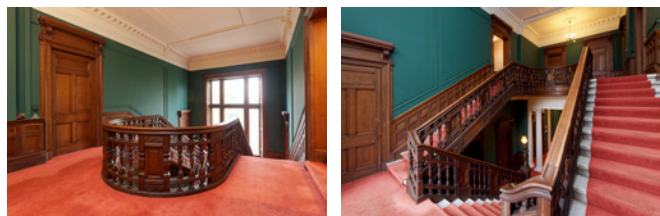


info@mcewanfraserlegal.co.uk



We are delighted to bring to the market a rare opportunity to acquire this beautiful one-bed apartment, set within this exquisite grade B listed former townhouse, at the highly desirable locale of Devonshire Terrace. This spacious and charming apartment is nestled beautifully within a quiet residential pocket of Kelvinside and offers all the excellent amenities and social scene available within the popular West End.

THE ENTRANCE HALL



The grand entrance includes a mosaic floor and pillared hallway, which are simply stunning.

Entering the apartment, the accommodation consists of a bright entrance hallway, adorned with classic stained glass panels and leading through to the lounge. The impressive reception lounge is beautifully adorned with Wainscoting wall panels and its generous size and shape ensure it will suit a range of furniture configurations. The large crescent windows flood the room with natural light, and the beautiful gas fireplace adds a wonderful ambience and creates a welcoming focal point for the room.

THE LOUNGE

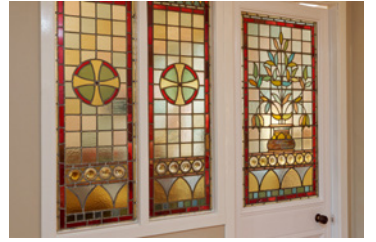
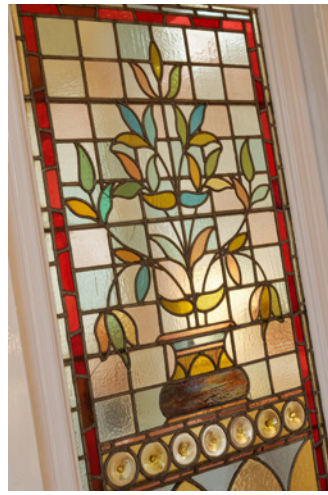


THE KITCHEN/DINER



The spacious kitchen/diner is a great size, finished in a range of white units, with an electric oven and grill, ceramic hob, with ample space for the freestanding washing machine, tumble dryer and fridge freezer. The breakfast bar is ideal for busy work mornings when time is at a premium. Appliances may be available by separate negotiation. Two impressive towers separate the kitchen and formal dining room and stand as testimony to the property. They point to an earlier era, where properties were designed and built to a standard of excellence seldom seen today.





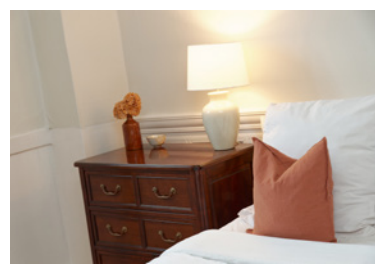
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The bathroom is bright and fresh, finished with a white suite and a shower over the bath. The double bedroom is generous and contains built-in storage, it easily affords ample space for free-standing furniture as required.

THE BATHROOM



THE BEDROOM



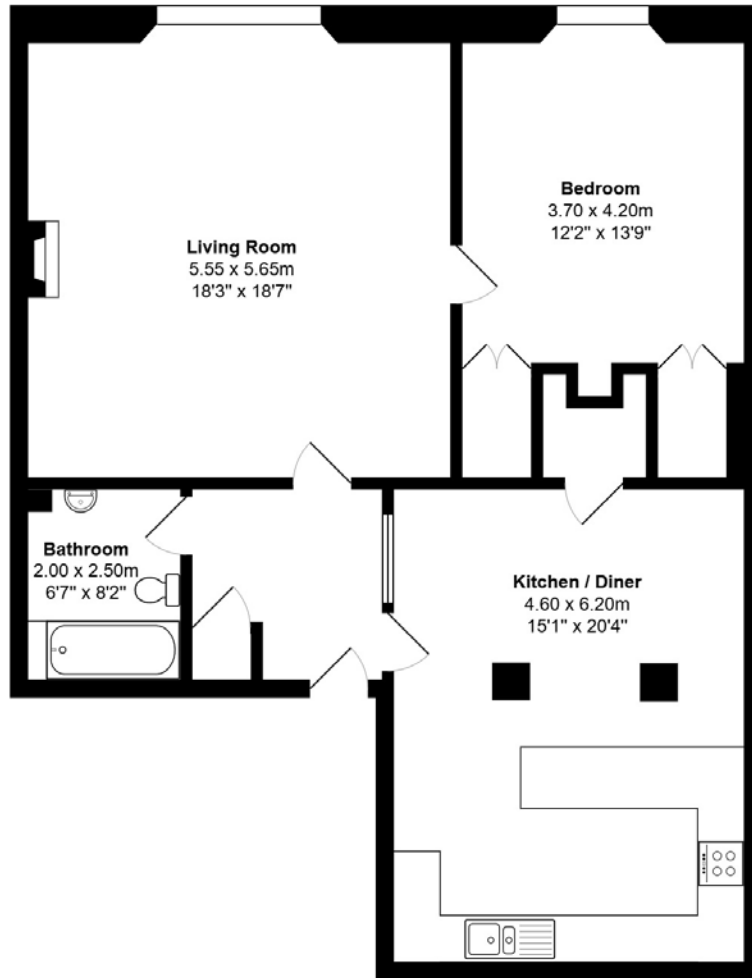
The home is kept warm, comfortable and secure with double glazing, gas central heating and secure main-door entry system.

Parking is on-street adjacent to the apartment. The rear communal area offers great utility space for relaxing on sunnier days and for drying washing. Early viewing is highly recommended to anyone seeking an exclusive apartment, in an exclusive and highly aspirational address.

EXTERNALS

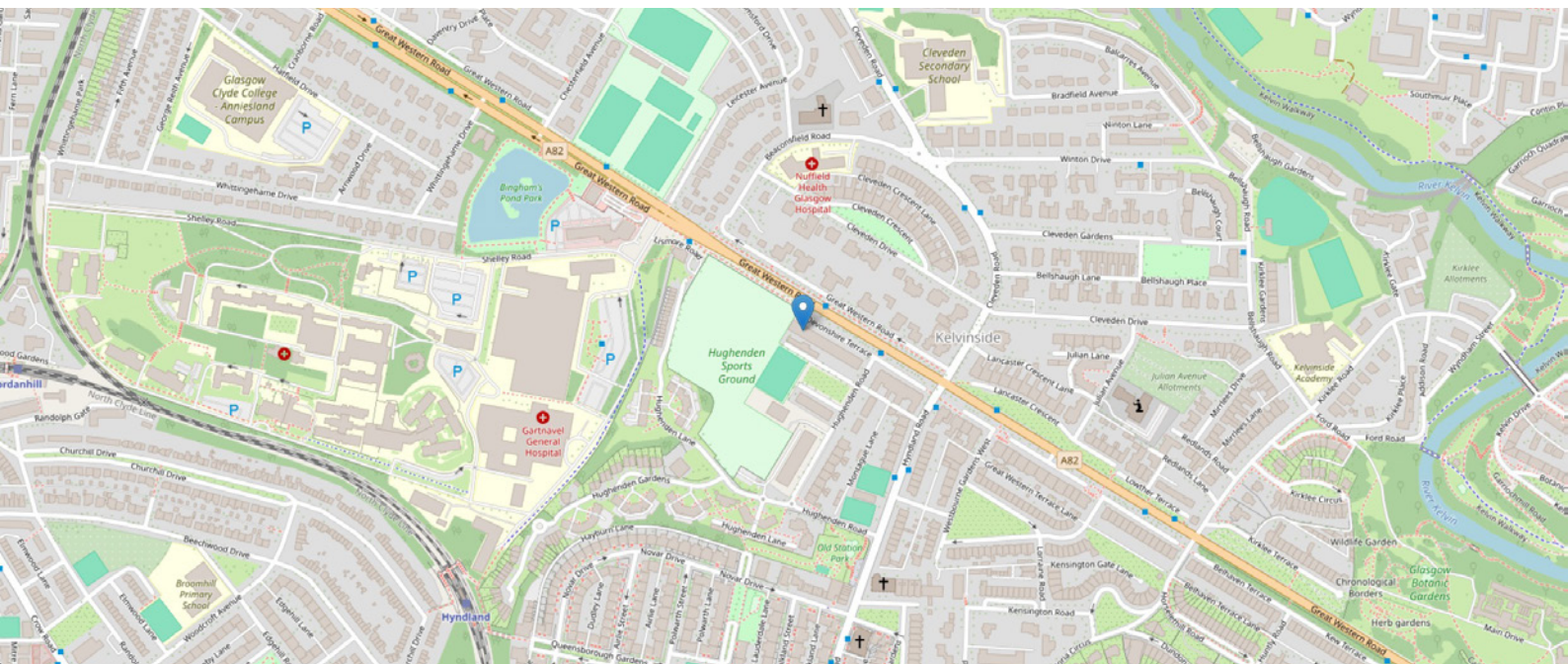


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: D



THE LOCATION

The popular West End area of Devonshire Terrace in Kelvinside is a great place to live and commute from. The transport links by bus and rail are frequent across the city and further afield to Edinburgh and surrounding areas. It's approximately fifteen minutes to the heart of Glasgow city centre. For those traveling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis.





There is a vast range of Universities, Bars, Cafes, Restaurants and fantastic nightlife. All the great amenities Glasgow has to offer are within easy reach, making it a very popular place to call home.



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