

# Flat 0/2, 163 West Princes St

GLASGOW, G4 9BZ



*Excellent Two Bedroom Ground Floor Tenement Flat, Set In The Tranquil & Upmarket Location Of Woodlands, Walk-in Condition*



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Occupying a ground floor position within this traditional sandstone tenement building, in a highly sought-after pocket of 'Woodlands', is this spacious two-bedroom flat. The property has been designed to maximise the natural available light to create a modern ambience and has been freshly re-decorated with a neutral theme. As one would expect, the room dimensions are very generous, and the accommodation has been arranged to offer both flexibility and individuality, as well as further benefitting from the new flooring throughout.

# THE LOUNGE



Accommodation comprises: a welcoming hallway, which provides access to all rooms. The immediately impressive lounge, with a large bay window to the front aspect, floods the room with light and provides a fantastic focal point. This room is further enhanced by the original ornate cornicing and ceiling rose. The design of these apartments is a timeless reminder of an earlier era when properties were designed and built to a standard of excellence now seldom seen.

# THE KITCHEN



The kitchen includes a good range of contemporary floor and wall-mounted units with a complementary worktop. It further benefits from an integrated oven, gas hob, extractor hood and space for a freestanding washing machine. The fridge freezer sits nicely in the recessed area and the dimensions allow for a dining table within the kitchen if required. A useful storage cupboard off the hallway offers a variety of options.







There are two well-proportioned double bedrooms, both have the flexibility and space for additional free-standing furniture as required. The shower room is bright, fresh and contemporary, and benefits from a large doorless shower enclosure, with a mains shower attachment completing the accommodation.

The flat also benefits from gas central heating to radiators and a security door entry system for additional peace of mind and comfort.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2





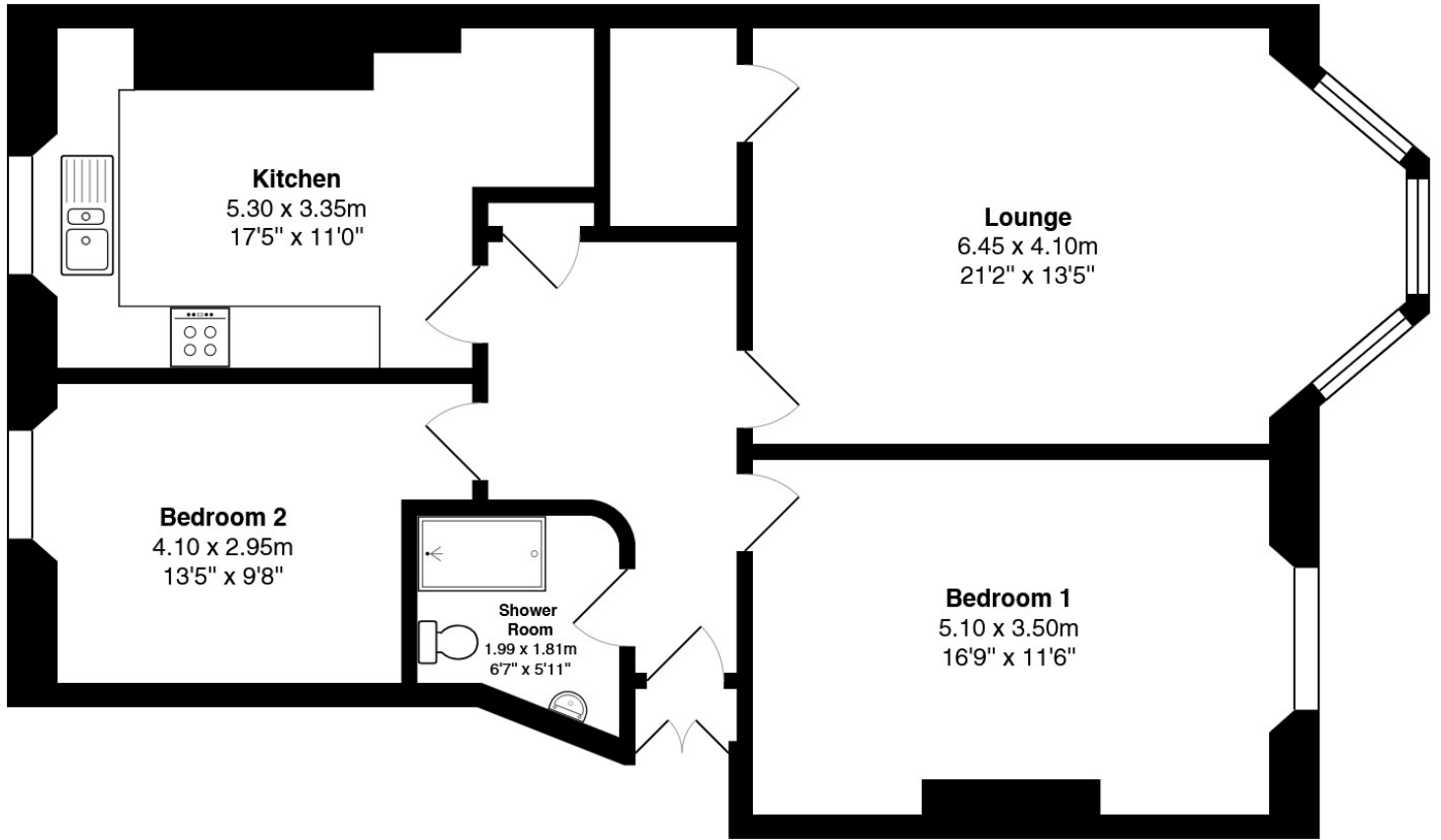
Externally, there are well-tended communal grounds to the rear. On-street parking is available at the front aspect. Early viewing is advised to anyone seeking a very comfortable and spacious ground floor apartment, set in an eternally popular area.

# EXTERNALS



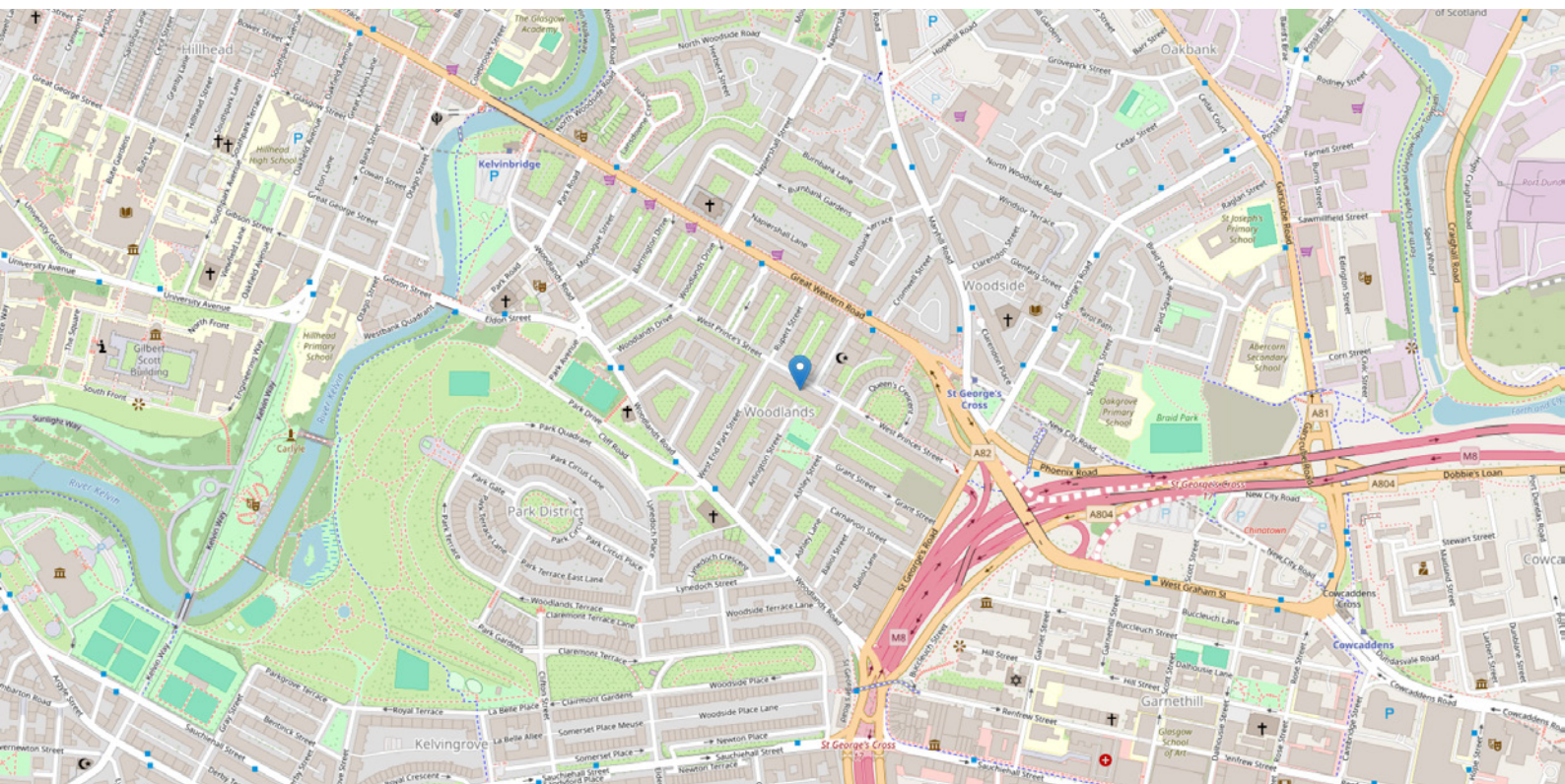


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: D





# THE LOCATION

West Princes Street is set within the ever-popular 'Woodlands' area of Glasgow's West End. In the 20th century, the Woodlands/Park area saw most of its townhouses converted into commercial premises, but in more recent times, the area has witnessed a renaissance in upmarket residential property.







While West Princes Street offers tranquil surroundings, it is only minutes from access to the M8 at Charing Cross. Charing Cross itself boasts quality bars, galleries, shops and restaurants. A further short stroll leads to The Royal Concert Hall, the RSAMD, the Scottish Opera, international shopping at Buchanan Galleries, Princes Square and so much more. It is a short walk to the city centre or the lively West End. The West End is a trendy, hustle-bustle of activity which attracts young professionals and families alike. Nearby Byres Road offers a wonderful selection of specialist shopping, wine bars and restaurants. There is excellent local and private schooling in the area and an underground station at Kelvinbridge. It is also an ideal location for those looking to study at Glasgow University.



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