

Archer Coyle

Solicitors & Estate Agents



North Kelvinside

0/2, 22 Clouston Street, Glasgow G20 8QU
Offers Around £290,000



Garden Flat North Kelvinside Offers Around £290,000

Everything old is new again probably best sums up this spacious and, in some respects, luxurious garden flat.

At its simplest this is a three bed- and two public-room property with two full bathrooms and a shower-room but regard has to be had too to the brand new, full-size sauna, the small dressing room, the solid maple floors in the two main rooms, the traditional plasterwork and the newly fitted kitchen. The property has been recently refurbished and is freshly decorated in a neutral palette.

While the photographs give an idea of the property, viewing is highly recommended to ensure that any discerning purchaser might truly appreciate the size of the rooms, the quality of the finish and the peaceful location.

A controlled door entry security system leads via the common close downstairs to the property. Once inside the property, the generous hallway gives access to most of the rooms and hosts a traditional type (but new) cupboard which houses the meters.

To the left is: A large room ideal for use as a public room or bedroom with dressing room off and en-suite bathroom which includes a brand new, full-sized sauna. The generously sized bathroom off this room has been fully refitted with white art deco style suite and built-in storage. A folding screen allows for use of the shower above the bath. The sauna is off the bathroom and is traditional type (although new and still under guarantee) with pine finish and smoked glass door. The main room itself is very generous in its proportions with an old fireplace relief on one wall and another taken up mostly by a triple bay to the front garden which is private to this flat. The floor is solid maple which has recently been professionally re-finished and is offset by traditional plasterwork and pale paintwork.

Next left is: The large lounge/public room which has a fairly new but traditional-style fireplace with living flame gas fire and, again, one wall is largely taken up with triple bay to the front. Again recently re-finished solid maple flooring is relieved by white paintwork. Original plasterwork cornicing and ceiling rose add to the splendour. The luxurious leather suite currently in situ is available for inclusion in the sale of the property if desired.

Next door to the main lounge lies: The dining kitchen. The kitchen has been newly fitted and of course, the built-in hob, oven and microwave are all included in the sale. The washing machine and fridge are available for inclusion in the sale.

The main bathroom is further down the hallway from the kitchen and, again, offers a white three piece suite of bath, wc and whb. The newly fitted wc and whb from Victor Paris is housed within a beech unit which also offers storage.

A separate, fully tiled shower-room offers that little extra needed in a property of this size



Bedroom 1, Bedroom 2 and Bedroom 3 are all situated to the back of the property. Each is generous in size and offers the same pure wool berber as used in the main hallway and the same neutral palette.

Garden: as is traditionally the case, the front garden to this property is solely for the use and enjoyment of this flat's proprietor and so there is space for sitting out (weather permitting!). Even this garden area has been refurbished and is attractively laid out for minimum input and maximum enjoyment.

The property has fairly newly installed gas central heating and is part double-glazed.

Measurements:	
Main lounge:	15' x 26' (4.60 x 8) at largest
Large room with en suite:	15' x 26' (4.60 x 8) at largest
Dressing room off this room:	6'6" x 7'4" (1.98 x 2.24)
En suite bathroom off this room:	9' x 7' (2.75 x 2.14)
Sauna off this bathroom:	5' x 7' (1.53 x 2.14)
Kitchen:	10'3" x 16'5" (3.12 x 5)
Bathroom (L-shaped):	11' x 3'6" and 5'5" x 7'8" (3.4 x 1.8 and 1.7 x 2.40)
Shower-room:	4'11" x 5'9" (1.30 x 1.75)
Bedroom 1:	14'3" x 14'3" (4.40 x 4.40)
Bedroom 2:	12'6" x 13'3" (3.85 x 4.40)
Bedroom 3:	12'6" x 13'3" (3.85 x 4.40)



Floor plans are indicative only - not to scale.





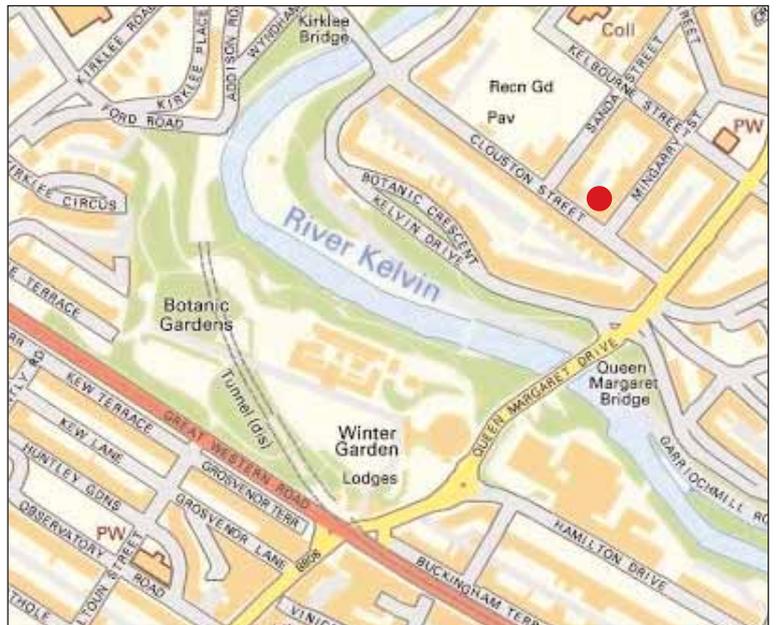
Travel Directions:

Cross over Great Western Road from Byres Road into Queen Margaret Drive. Go through mini-roundabout and as you reach the shops on your right, turn left into Clouston Street. 22 is the second block on your right.

Clouston Street is situated in the very popular and fashionable West End of Glasgow, close to the Botanic Gardens, Byres Road, Glasgow University, Kelvingrove Park and Kelvingrove Art Gallery. There is excellent access to the main road networks including the M8 and the Clyde Tunnel and it's also handy for buses and the underground.

Viewing

Is strictly by arrangement via the selling agents, Archer Coyle who can be contacted by telephone at 0141 637 2434 (and on evenings and weekends at 0141 572 7668), by fax at 0141 237 3473 and by email at elizabethcoyle@archercoyle.co.uk or gordondangerfield@archercoyle.co.uk or enquiries@archercoyle.co.uk



Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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GSPC Reference 201275

Viewing

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