

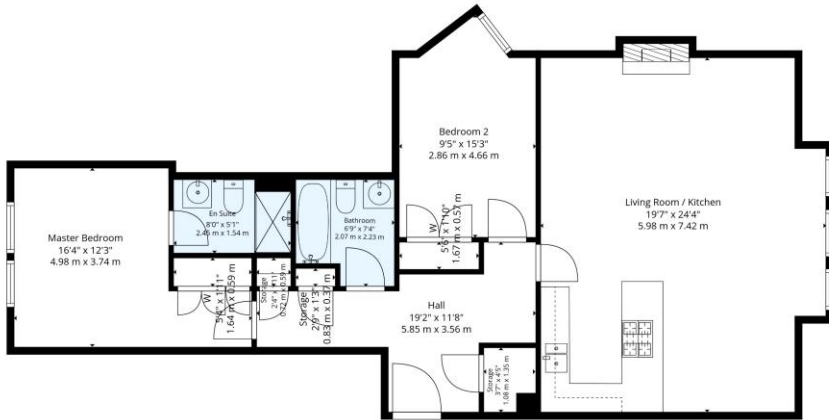
walker laird

solicitors and estate agents



0/2, 29 Winton Drive,
Kelvinside, Glasgow, G12 0PZ

walkerlaird.co.uk



This impressive ground floor apartment offers contemporary living within a sought-after modern building. The two bedroom property enjoys a highly convenient location with a range of amenities close at hand in the desirable Kelvinside area of the West End. The accommodation is accessed via a welcoming reception hallway with excellent storage, into a spacious open-plan lounge, dining and kitchen area. The modern kitchen is fitted with a range of quality units and integrated appliances including an oven, hob, extractor hood, fridge freezer, washer/dryer and dishwasher. Amtico flooring extends throughout the hallway, lounge, dining area and kitchen. There are two generously proportioned double bedrooms, both benefiting from fitted wardrobe storage. The principal bedroom further enjoys the advantage of an en-suite shower room. The main bathroom is finished with a white three-piece suite and contemporary tiling.



Further benefits include gas central heating, double glazing, secure entry and private residents' parking to the rear of the development. Winton Drive is a highly desirable West End address, appreciated for its attractive surroundings and traditional homes. Despite its peaceful setting, the property is within easy reach of the excellent selection of shops, cafés, bars and restaurants found on Byres Road, Hyndland Road and Great Western Road. The nearby Botanic Gardens and River Kelvin Walkway provide excellent outdoor space, while strong public transport links and well-regarded local schools further enhance the area's appeal.

VIEWING

Strictly by appointment with selling agents, by calling

OFFERS

All offers should be submitted to:
 10 Canal Street, Renfrew, PA4 8QD
 Telephone: 0141 886 5678 Fax: 0141 886 7327



TOTAL: 969 sq. ft. 90 m²
 1st floor: 969 sq. ft. 90 m²
 EXCLUDED AREAS: STORAGE: 25 sq. ft. 2 m², W: 21 sq. ft. 2 m², FIREPLACE: 5 sq. ft. 1 m²,
 WALLS: 80 sq. ft. 8 m²
CREATED BY WALKER LAIRD



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Paisley

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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.