



0/1, 36 Garriochmill Road, North Kelvinside, Glasgow,
G20 6LT



A corner positioned, ground floor, two bedroom apartments which requires some internal updating. This flat enjoys a very pleasant outlook from the lounge windows. Set in this well maintained block and benefitting from off street parking and a recent central heating system powered via modern radiators instead of the older storage heaters. Garriochmill Road is an excellent location close to Kelvinbridge and Great Western Road. The accommodation comprises reception hall with entry phone handset and built-in storage cupboard housing water storage. Lounge /dining room is front facing and enjoys space for a dining table and chairs. The two bedrooms are a generous size with a wardrobe in bedroom one. The kitchen is in need of modernising but is a generous size and is rear facing with fitted wall and base units with ample roll edged work surface and spaces for all appliances. The wet room has a white three piece suite, a heated chrome towel rail and an electric shower. Features of the property include a modern system of wet electric heating, shared and very well maintained communal garden grounds with bin store and drying area and private off street parking to the rear. The location is also a feature with easy access to all transport links with Great Western Road giving access through to the City Centre and in the other direction the West End. Kelvinbridge tube station is also within close proximity. There are some stunning walks close by along the River Kelvin.

Please refer to published Home Report for EER Band.





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ACCOMMODATION

LIVING ROOM - 14'9" x 11'6" (4.5m x 3.5m)

KITCHEN - 10'8" x 8'6" (3.25m x 2.6m)

BEDROOM 1 - 10'2" x 8'3" (3.1m x 2.51m)

BEDROOM 2 - 12'4" x 8'3" (3.76m x 2.51m)

SHOWER ROOM - 6'3" x 5'5" (1.9m x 1.65m)

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