

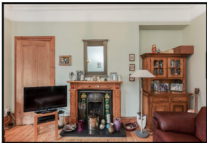


Blonde Sandstone 4 Bedroom Duplex Conversion
0/2 8 Mingarry Street, North Kelvinside, Glasgow, G20 8NS

IVY

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Description



A simply stunning blonde sandstone 4 bedroom duplex conversion set in the leafy Botanic Gardens area of the west end set between the Botanic Gardens, Byres Road, Queen Margaret Drive and the North Kelvin Meadow community garden which features in the drone footage.

Locally there is a superb, bohemian selection of cafes, delis and specialist shops on Queen Margaret Drive with more extensive shopping and leisure on nearby Byres Road & Ashton Lane including several acclaimed eateries together with supermarkets and shops including Waitrose, Waterstones & M&S. The Botanic Gardens are on your doorstep as is the Kelvin River walkway. The building is entered via security entry and the communal areas are smart and traditional. The accommodation comprises; spacious reception hall with spotlights and stairwell, traditional bay window lounge with feature fireplace and period cornice & rose, 3 excellent double bedrooms -with one of these currently operating as a spacious office- and to complete the upper floor layout there is a lovely and bright, larger style modern shower room with window to the rear. On the lower floor there is a further hall with under-stair storage and double doors to the impressive dining kitchen with breakfast bar, dining/sitting room area and french door to the garden, fantastic utility room with fitted storage, master bedroom which is a great size and has fitted wardrobes and to complete the layout there is a jaw dropping, spa style 4 piece bathroom with walk in shower and free standing bath.

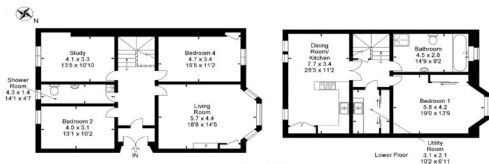
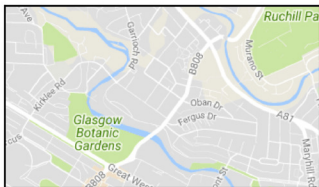
This fantastic west end property is a super size and beautifully marries the traditional and feature rich upper floor with the modern and luxurious lower floor with the all important access to the garden from the kitchen. The size, specification and location of this sandstone, duplex conversion will give this property broad appeal.

EER - Band D

Council Tax Band - Band D

Measurements

Lounge	18'8 x 14'5
Dining Kitchen	25'3 x 11'2
Bedroom 1	19'0 x 13'9
Bathroom	14'9 x 9'2
Bedroom 2	13'11'0'2
Bedroom3/Study	13'5 x 10'10
Bedroom 4	15'5 x 11'2
Shower Room	14'1 x 4'7



Ground Floor

VistaBoo

This plan is for general guidance only and is not drawn to scale. Floor only can be taken in the preparation of this plan. Please contact our office for more information. Measurements are approximate and in most cases are taken using a digital/laser 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. This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Lower Floor

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IVY Property Limited, 81 Lauderdale Gardens, Hyndland G12 9QU •

Tel: 0141 339 8935 • Fax: 0141 339 9301 • info@ivy-property.com • www.ivy-property.com

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