



IVY





Offers Over £249,000

3/2

26 Montague Street
Woodlands
Glasgow
G4 9HX

EPC Rating 'D'

BRIGHT AND SPACIOUS 2 BEDROOM TOP FLOOR BLONDE SANDSTONE TENEMENT FLAT SET IN THE SUPER CENTRAL AND LEAFY WEST END DISTRICT OF WOODLANDS.

Locally there is an outstanding selection of cafes, restaurants, specialist shops and supermarkets together with Kelvinbridge Tube station and regular buses on Great Western Road for the City Centre, Loch Lomond and the Argyll coast. Kelvingrove Park is a short walk as is Glasgow University and all the Colleges and Universities in the City Centre are all walkable or reached quickly by tube or bus. Byres Road, Charing Cross and Finnieston are also within walking distance making this central location ideal for those seeking quick access to the west end, city centre and Glasgow's parks and green spaces.



The accommodation comprises; spacious reception hall with storage, bay window lounge with large walk in



cupboard, recently installed dining kitchen with office recess, 2 excellent double bedrooms and to complete the layout there is a bright and modern 3 piece bathroom with over-bath shower. The property has gas central heating and double glazing and there are residents parking permits available on-street. To the rear of the property there is a west facing garden space with drying green.

The size and the super central location will give this traditional flat broad appeal among buyers.

Great flat, great location.



Tenure: Freehold

Council Tax Band D

Local Authority: Glasgow City Council



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