



IVY





Offers Over £359,000

2/1
176 Wilton Street
North Kelvinside
Glasgow
G20 6BW

EPC Rating 'D'

SPACIOUS AND COMMANDING 5 APARTMENT CORNER POSITIONED 2ND FLOOR TRADITIONAL RED SANDSTONE TENEMENT FLAT WITH SUPERB NATURAL LIGHT AND OPEN LEAFY VIEWS TOGETHER WITH IMPRESSIVE COMMUNAL PLEASURE GARDENS WITHIN A SECLUDED SUN TRAP QUADRANT

Situated in a sought after West End area, on popular Wilton Street, the property benefits from having cafes, delis, specialist food shops and restaurants including the renowned Paesano Pizza, the famous Roots and Fruits and IJ Mellis on its doorstep. This central location is walking distance from Kelvinbridge Subway Station, Glasgow University, the Botanic Gardens & Byres Road.

The building is entered via secure entry and the communal close is spacious and striking, with traditional tiles and ornate period windows. Through double storm doors and an original glazed entrance





door, the accommodation comprises;

- a large reception hall with varnished wooden floors, superb storage and walk in cupboard
 - a corner lounge with large oriel bay window, varnished wooden floors, ornate cornicing and feature fireplace. The south facing lounge has superb open views across the leafy central green space and wider views across Glasgow and an abundance of natural light
 - the modern dining kitchen with recess has a picture window to the rear gardens
 - there are 4 spacious double bedrooms with the master bedroom being of a particularly large and boasting a bay window with excellent views, feature fireplace, ceiling rose, cornicing and varnished wooden floors
 - to complete the layout there is a bright 3 piece bathroom with over-bath shower with white tile finish
- The property is heated by a modern system of gas central heating and the sash and case timber windows are double glazed throughout. The property boasts beautiful original cornicing and fireplaces and is also within walking distance of several popular primary and secondary schools.

layout, natural light, open views and beautiful gardens to the rear.

Early viewing advised.



The gardens to the rear are particularly attractive with a residents agreement having been secured to unify all the gardens in the quadrant into one large, multifunctional garden space with mature trees, lawns and seating areas. The gardens receive excellent sunshine and are considered a highly prized asset by all the residents.

This majestic, larger style traditional tenement flat will enjoy broad appeal with such a versatile and spacious



Tenure: Freehold

Council Tax Band - E

Local Authority: Glasgow City Council



IVY Property

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements