



FLAT 5 49 DERBY STREET
FINNIESTON

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2 | BEDROOMS

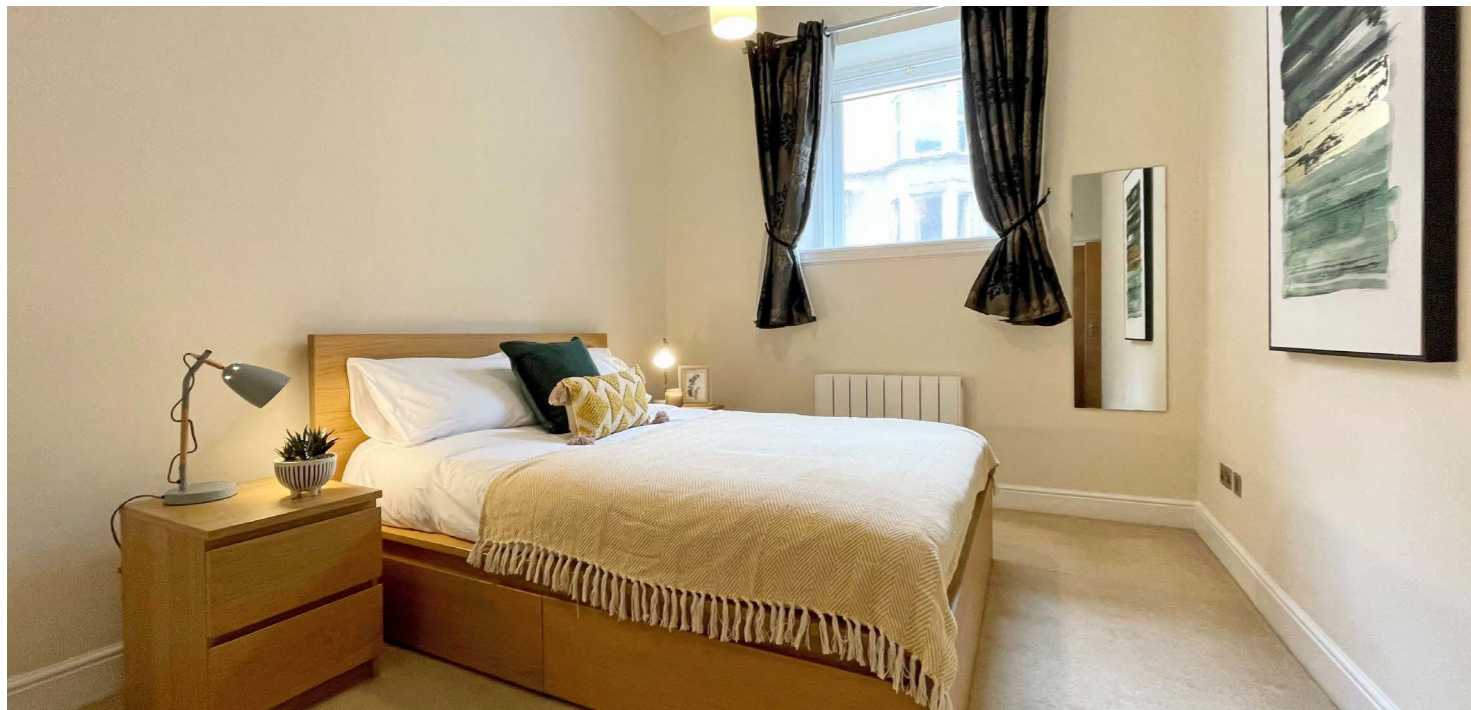
3 | BATHROOMS

1 | PUBLIC ROOM

Flat 5 49 Derby Street is a splendid two-bedroom flat situated within the former Kelvingrove Park Church, ideally located for access to a wealth of local amenities. Dating back to 1872, this 'A' Listed building sits within a sought-after location adjacent to Kelvingrove Park and Glasgow's ever popular Finnieston area.

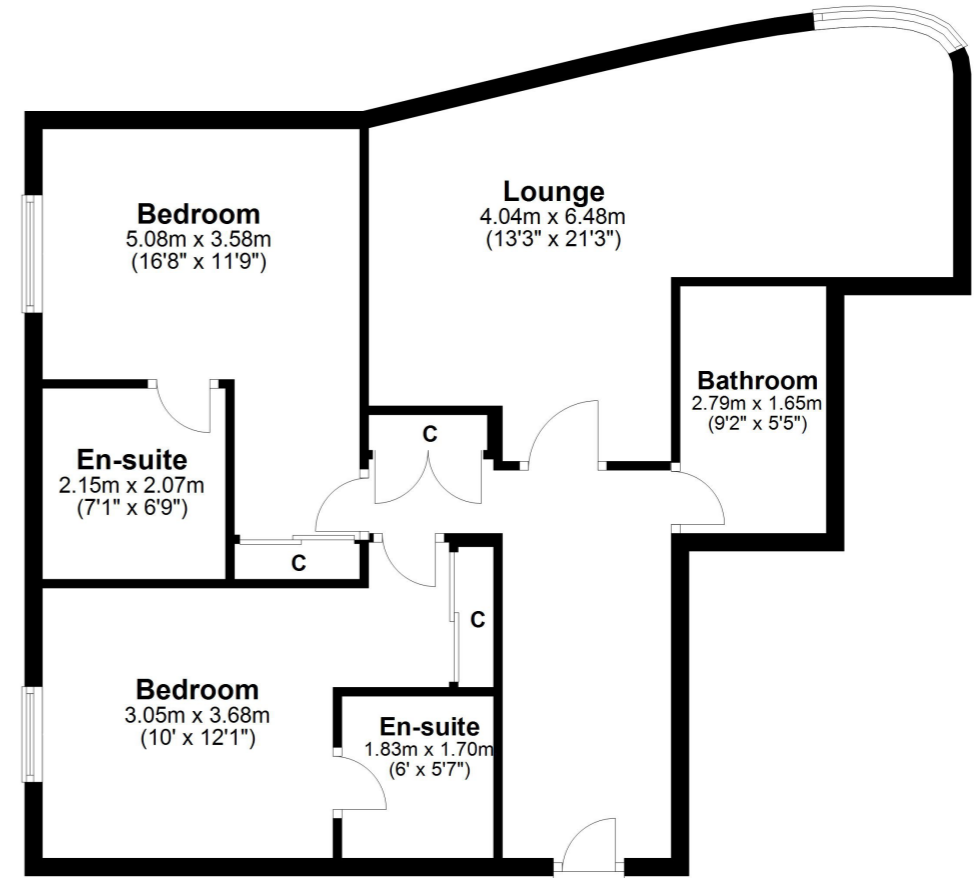
Entrance to the building is via a residents'-controlled entry system, leading to a well-maintained communal hallway. Internally, the accommodation comprises; welcoming reception hallway with storage cupboard and a large, open plan lounge and kitchen with a plentiful supply of base and wall mounted units and integrated appliances. There are two spacious double bedrooms, both benefitting from a modern tiled en-suite shower room and built-in wardrobe space. Finally, there is a generously sized main bathroom with over-bath shower completing the accommodation on offer.

The property has partial double glazing, secure door entry and elevator access.





Ground Floor
Approx. 72.1 sq. metres (775.9 sq. feet)



Today Finnieston has been promoted and built up as a modern residential and leisure area, mirroring Shoreditch in London. To this end many new bars and restaurants have been established, including The Ox & Finch, The Gannet, Six by Nico, The Kelvingrove Café, The Crabshakk and The Finnieston. Finnieston Street is a major junction on the Clydeside Expressway, and in 2006, was augmented with the addition of the Clyde Arc (known locally as "The Squinty Bridge") over the River Clyde.

Finnieston is also home to the SEC and the world-renowned SSE Hydro, where many sporting events and concerts are held. Public transport is available by bus and rail and there are excellent road links to Glasgow City Centre, via the Clydeside Expressway, the Clyde Tunnel and motorways.

WE4459 | Sat Nav: Flat 5 49 Derby Street, Finnieston, Glasgow, G3 7TU

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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