



**1/1 68 MONTAGUE STREET**  
WOODLANDS

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

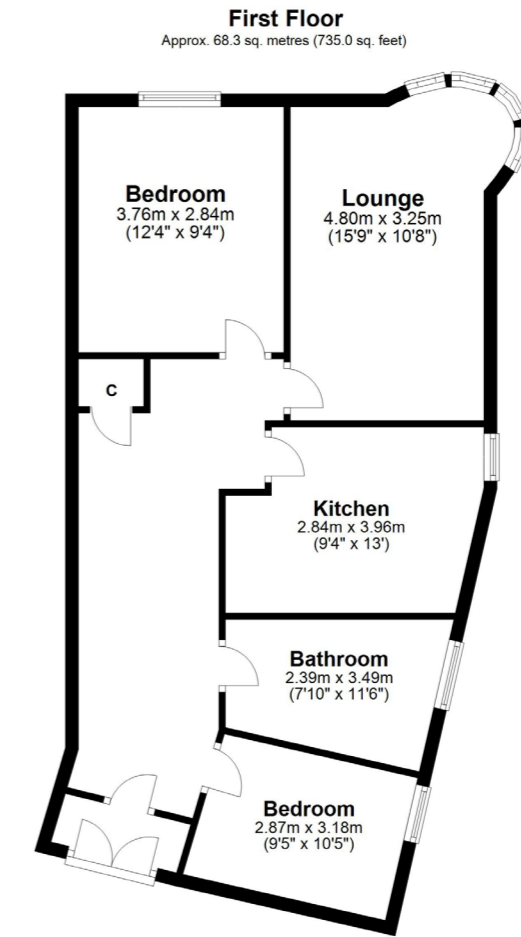
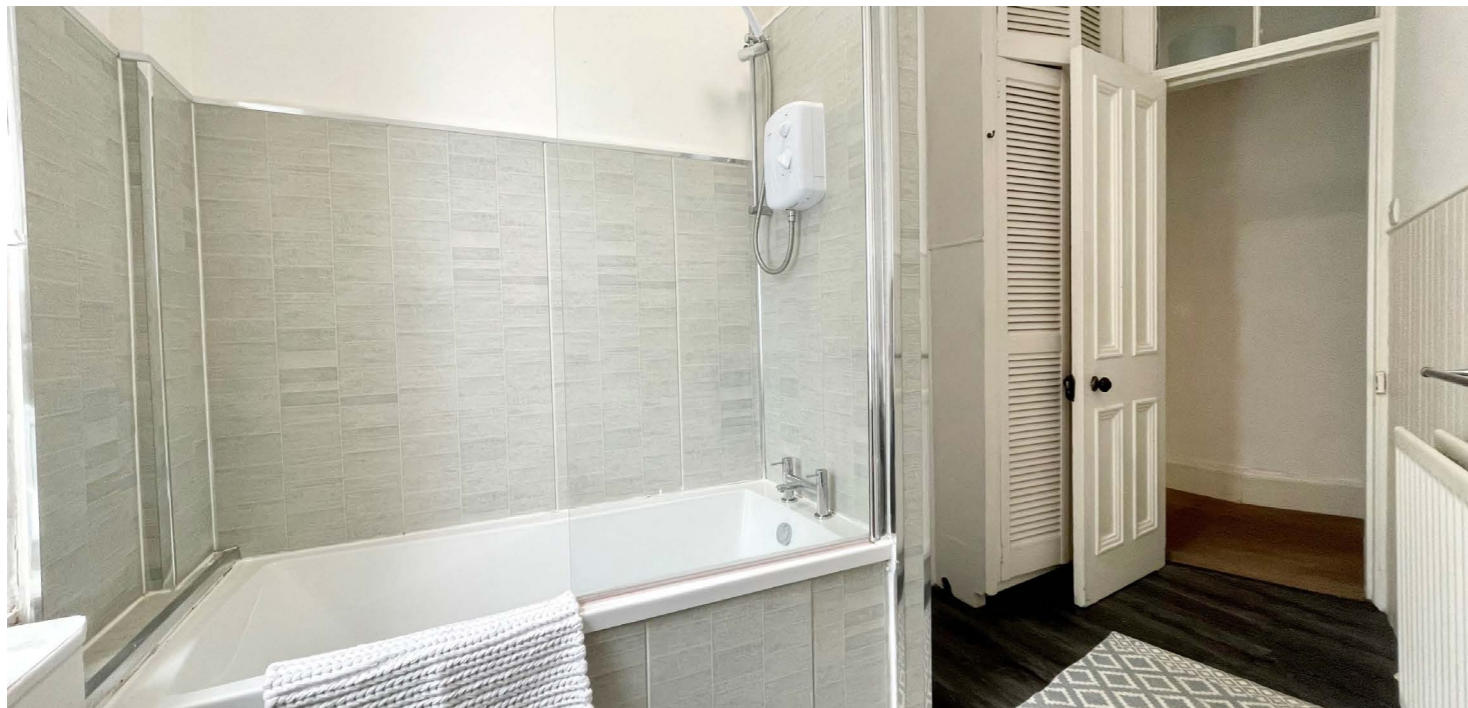
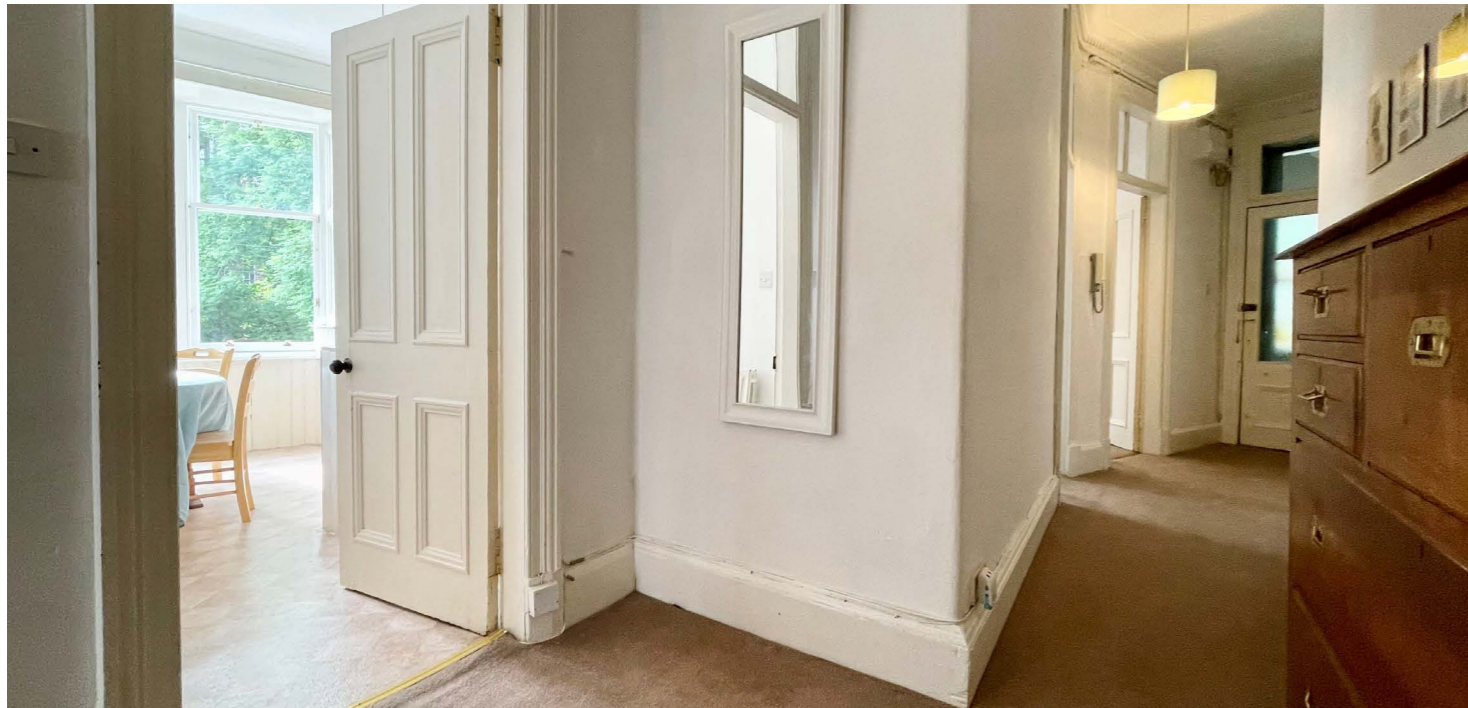
1/1 68 Montague Street is a highly sought after, two-bedroom first floor tenement flat, located in the ever-popular Woodlands district. Entrance to the building is via a residents' hallway with impressive, original tiling and stunning, painted fresco windows. The internal accommodation comprises; entrance vestibule, large welcoming reception hallway with storage cupboard off and an oriel bay windowed lounge, with superb open aspects. There is a spacious dining kitchen, two generous sized double bedrooms and finally, a family bathroom with shower over bath completes the accommodation on offer.

The flat has gas central heating, newly installed double-glazed windows, secure door entry system, and communal gardens to the rear. On street permit parking is also available to request via Glasgow City Council.









Total area: approx. 68.3 sq. metres (735.0 sq. feet)

Woodlands is well situated for access to the heart of the vibrant West End, including the University of Glasgow, Kelvingrove Park and the Botanic Gardens, linked by Kelvin Walkway along the River Kelvin. Kelvinbridge Underground Station is also located close by, with several bus services linking to the City Centre and beyond.

There are a host of amenities nearby, including an excellent selection of well-established coffee shops, restaurants and wine bars on nearby Gibson Street and Great Western Road, and in Kelvinbridge and the Woodlands area. Byres Road is also located nearby, offering a further range of shops and amenities, including a Waitrose, Marks & Spencer, Tesco Metro and boutique shops.

**WE4622** | Sat Nav: 1/1 68 Montague Street, Woodlands, Glasgow, G4 9EY

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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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