



# 3/1 7 GARRIOCH QUADRANT

## NORTH KELVINSIDE

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

**3/1 7 Garrioch Quadrant is a wonderful one-bedroom, top (third) floor apartment boasting leafy open views to the front and plentiful natural light. It is situated within a handsome tenement building in the highly desirable area of North Kelvinside and is nearby the River Kelvin Walkway leading to the Botanic Gardens Arboretum.**

Entrance to the building is via a secure entry system leading to a well-kept communal hallway and the internal accommodation comprises; entrance vestibule, welcoming reception hallway with two storage cupboards off, and a fantastic bay window lounge with feature fireplace, superb open aspects and study area/storage cupboard. There is a bright and spacious dining kitchen to the rear that has been beautifully upgraded, boasting a plentiful supply of base fitted units, bespoke shelving, built-in seating area by the window and ample space for dining. To the front, there is a great sized double bedroom with space for free-standing storage and a fantastic open outlook. To complete the accommodation on offer, there is a modern, three-piece suite bathroom with shower over bath plus utility area.

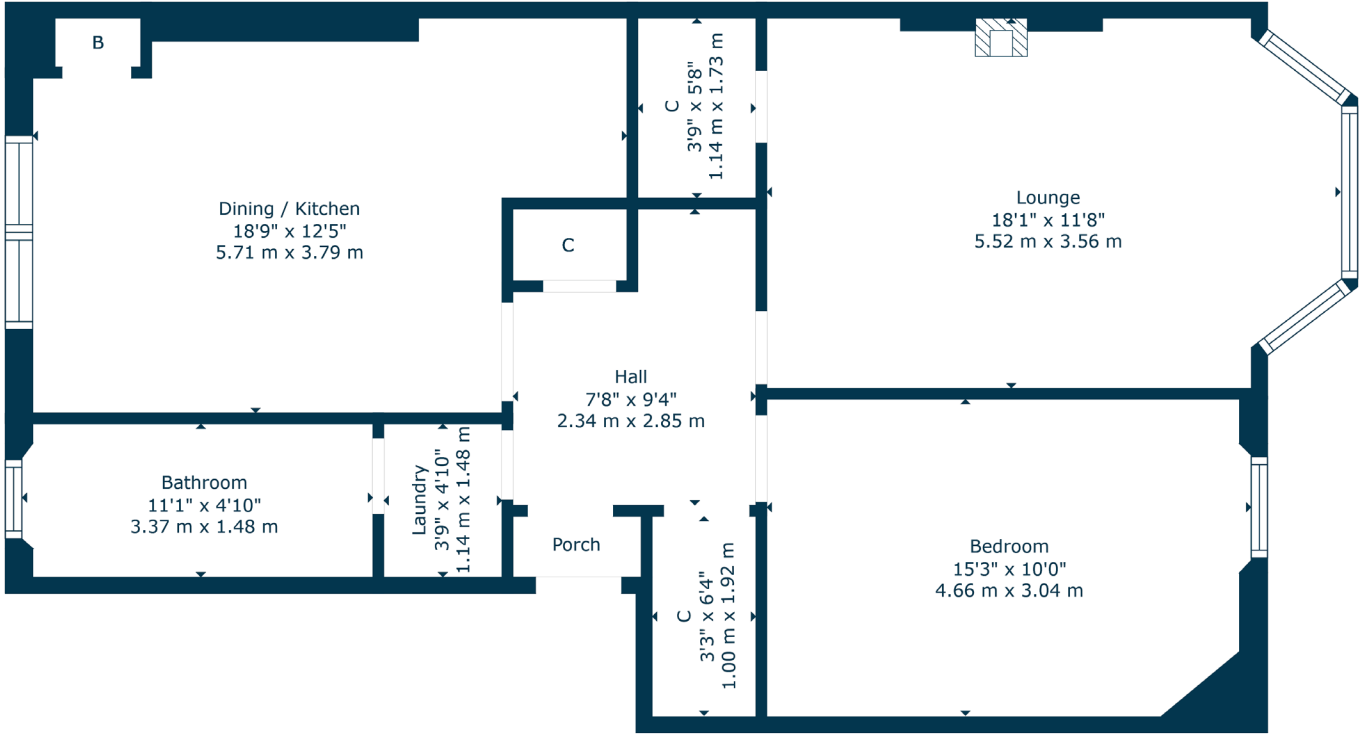
The flat has been upgraded to a high standard with a new boiler for the gas central heating, double glazing throughout, bespoke architect-designed kitchen with new energy-efficient appliances and upgraded electrics, all done in 2022. The flat has loft insulation and a secure entry system.

The wonderfully maintained communal rear gardens are of particular note and perfect for enjoying those summer months. The unusually large garden is kept in good condition by a residents' association and includes a communal potting shed, BBQ area and tool store. Residents' permit parking is available on request via Glasgow City Council.









North Kelvinside is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens, cultural venues and retailers including Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, Waterstones, Waitrose and Farrow & Ball. Tesco Extra is nearby, plus quirky independent shops and cafes on Queen Margaret Drive.

There are many beautiful parks and green spaces on the doorstep including the River Kelvin Walkway, Botanic Gardens, Kelvingrove Park, Forth and Clyde Canal, Hamilton Claypits Nature Reserve and the Kelvinside Children's Woods.

Public transport is also available with several buses to Glasgow City Centre, a choice of Hillhead and Kelvinbridge undergrounds and connections to the railway at Anniesland and Partick. The Kelvin Walkway and Forth & Clyde Canal provide pleasant off-road cycling and walking routes into town.

There are a number of excellent local nurseries, primary and secondary schools within walking distance. There is private schooling available at Kelvinside Academy on Kirklee Road and on Great Western Road at Glasgow Academy and The High School of Glasgow. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

**WE5381** | Sat Nav: 3/1 7 Garrioch Quadrant, North Kelvinside, Glasgow, G20 8RT

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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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