



**2/1 139 WILTON STREET**  
NORTH KELVINSIDE

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**2/1 139 Wilton Street is a meticulously refurbished, two-bedroom, second floor traditional red sandstone tenement flat, situated in the highly sought after North Kelvinside district. The property has been beautifully upgraded by the current owner and boasts a plethora of period features throughout including cornice work, architraves, and feature fireplaces.**

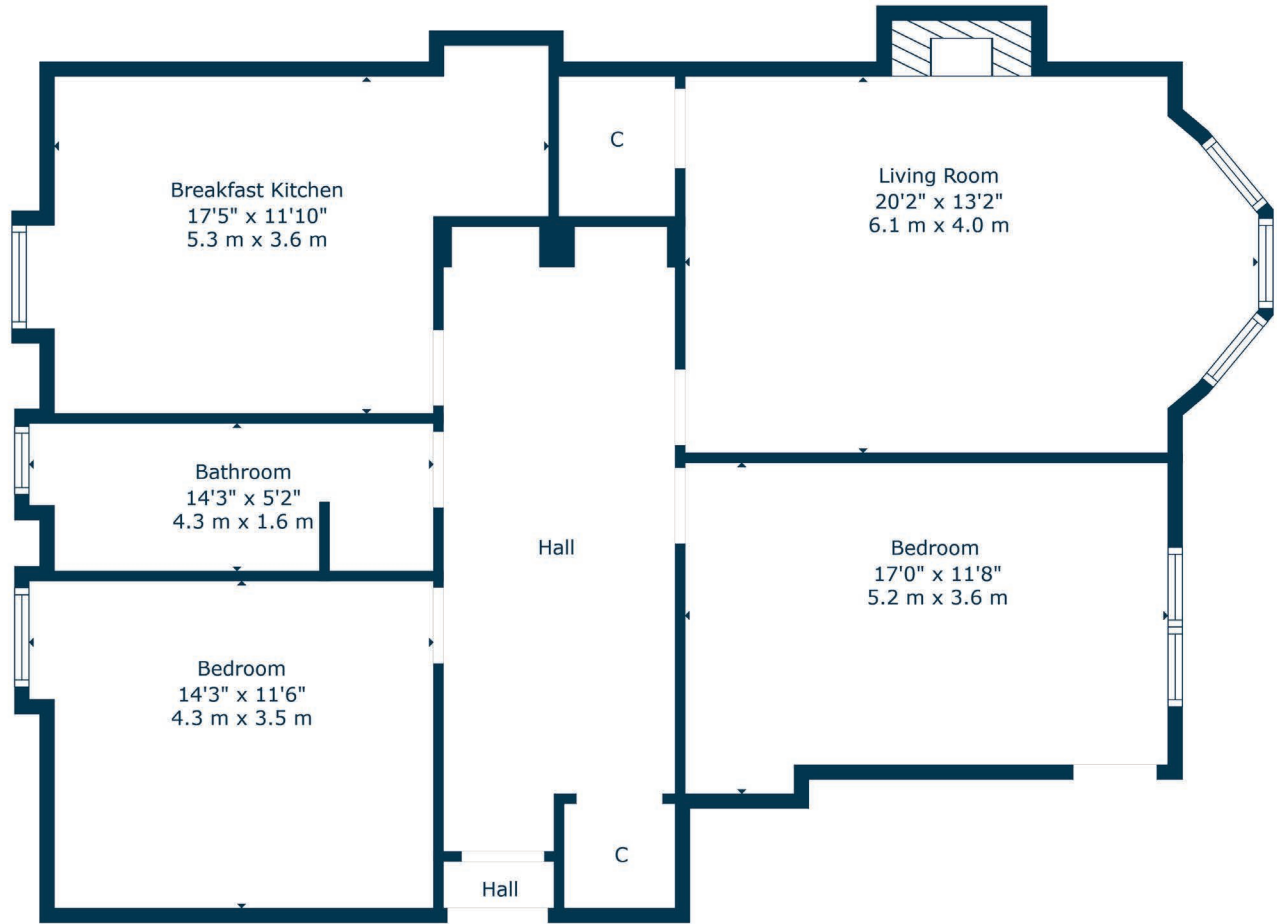
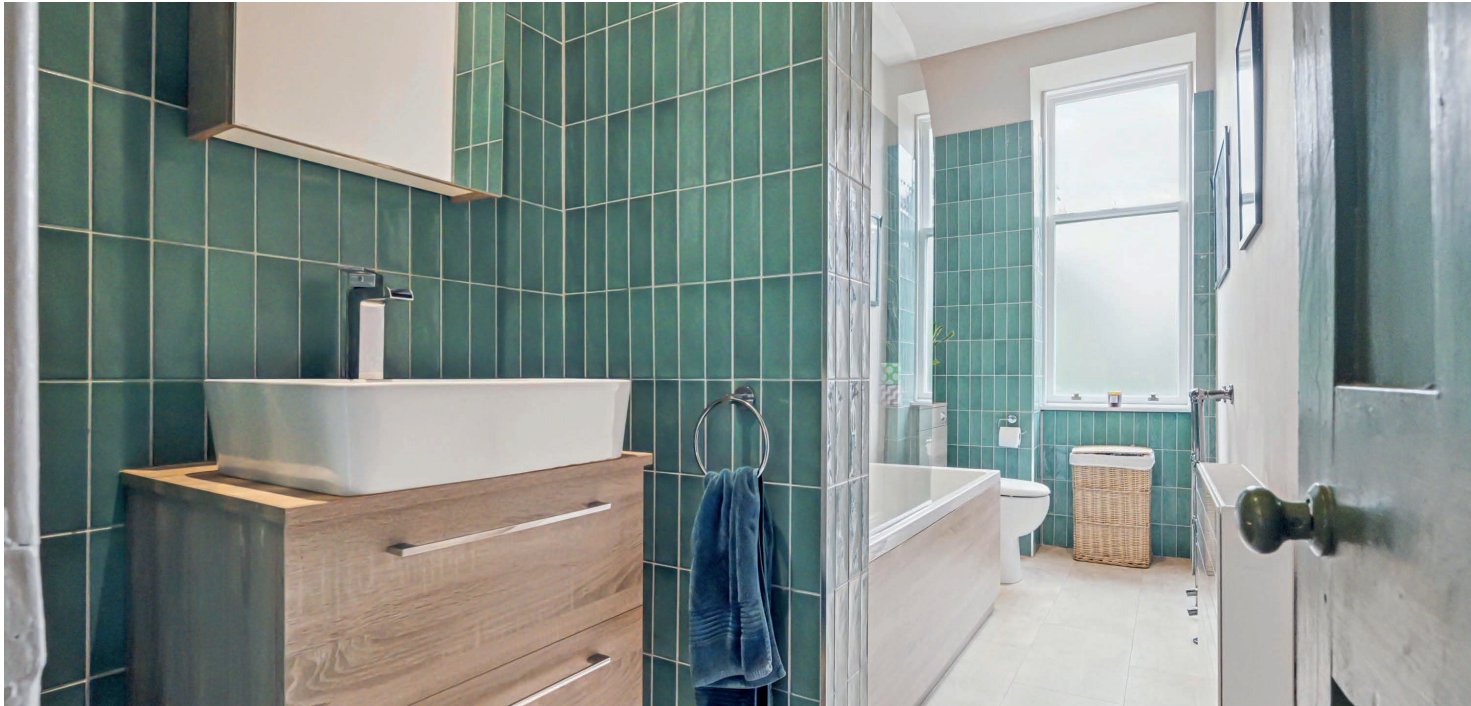
The accommodation is entered via a secure entry system to an immaculately maintained communal hall area, which in turn provides access to the communal rear gardens. Internally, the property comprises of an entrance vestibule, expansive welcoming reception hallway with large walk-in storage cupboard off, a stunning bay windowed lounge to the front with original features, beautiful fireplace and spacious storage off, and a great sized modern dining kitchen to the rear, fully fitted with a range of base and wall mounted units, integrated appliances and ample space for dining. There are two spacious double bedrooms both offering space for free standing storage, and finally, there is a beautifully modernised family bathroom with three-piece suite and free-standing bath with shower.

The flat benefits from newly installed double glazed sash and case windows, gas central heating with Hive heating system, full re-wire throughout with new electrical consumer unit, secure entry system and a well-maintained communal garden to the rear with decked seating area, perfect for enjoying those summer months. On street 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 and retailers. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.

Public transport is also available with a choice of Kelvinbridge underground, railway and bus routes to Glasgow City Centre and beyond.

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. There are also a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

**WE5388** | Sat Nav: 2/1 139 Wilton Street, North Kelvinside, Glasgow, G20 6DQ

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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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