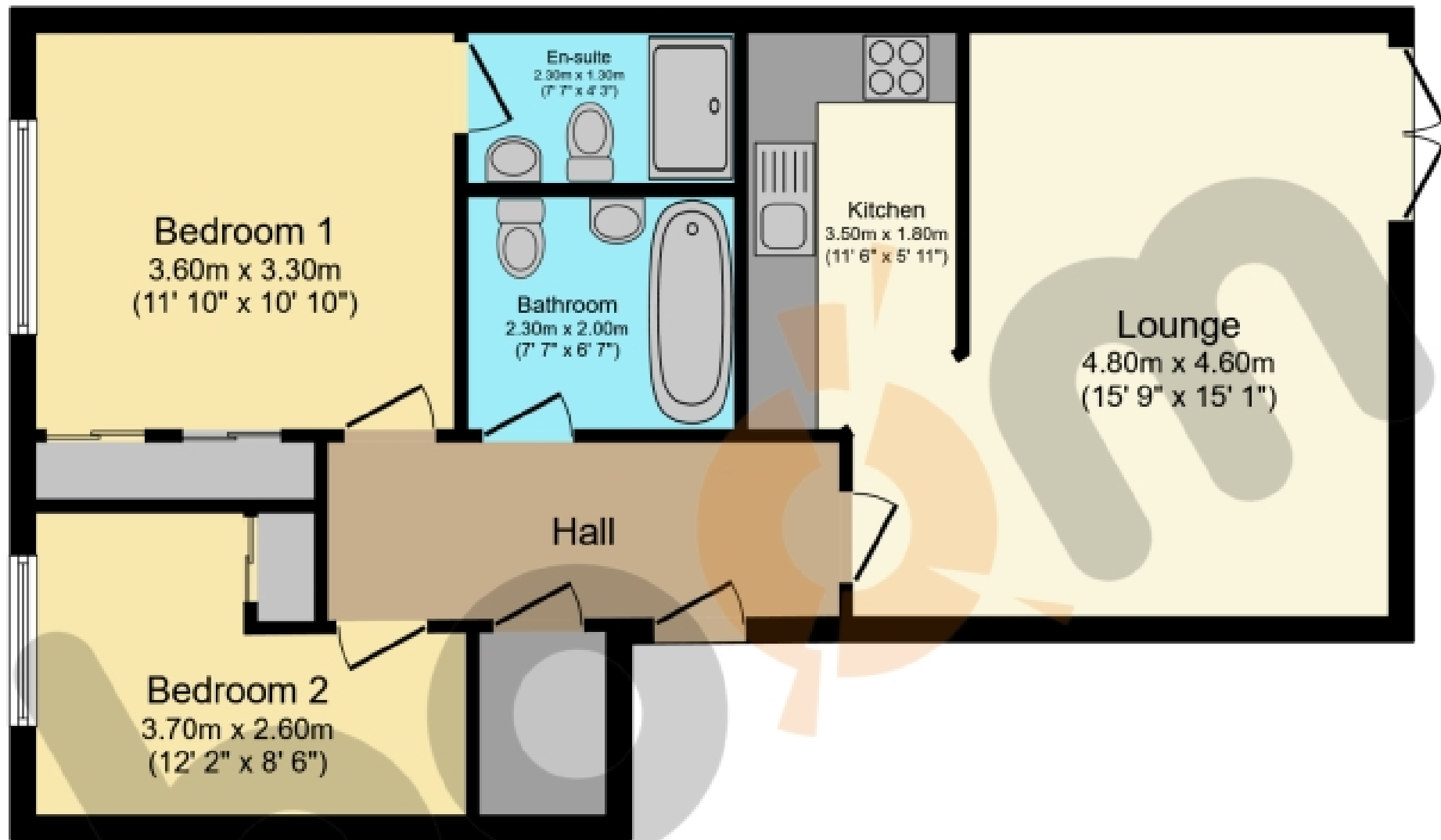




**828 Maryhill Road, Glasgow**

**Offers Over £145,000**





**Floor Plan**  
Floor area 66.3 m<sup>2</sup> (714 sq.ft.)

**TOTAL: 66.3 m<sup>2</sup> (714 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\*CONTEMPORARY APARTMENT IN WEST OF GLASGOW \* WALK-IN CONDITION \* TWO DOUBLE BEDROOMS \* PRIVATE PARKING SPACE IN RESIDENTS' CARPARK \* ELEVATOR ACCESS & SECURE DOOR ENTRY SYSTEM \* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Located in the North Kelvinside area of Glasgow, in amongst chic coffee shops, tasty eateries and reliable public transport links is 828 Maryhill Road, Flat 1 / 2 is a contemporary first floor apartment offering spacious and flexible living in true walk-in condition.

Secure door entry provides safe access into the building with well-maintained communal hallway and staircase or convenient lift access leading to the first floor. You're welcomed through a warming reception hallway that provides access to all rooms within the apartment.

The spacious open-plan living space offers a modern and flexible living space, the lounge has decorative wall panelling, complimented by a Juliet balcony. Off the lounge is a well-appointed kitchen providing ample white wall and base mounted units paired with oak effect worktops for a fashionable and efficient workspace. The kitchen also has an integrated four-ring gas cooker and oven as well as space for freestanding appliances where desired.

Within Flat 1/2 are two generously proportioned double bedrooms, Bedroom One further boasts an en-suite shower room adding a touch of luxury to everyday living. Completing the property internally is a three-piece family bathroom comprising of bathtub, W.C. and wash hand basin.

The property further benefits from its own designated parking space within the ground level resident's carpark.

This property is conveniently located near prestigious institutions, including Glasgow University and the Glasgow School of Art. Enjoy the culture and arts scene with Kelvingrove, Byres Road, and the stunning Botanical Gardens all within easy reach.

This spacious apartment offers you the best of city living with comfort and style. Contact Boom today to schedule a viewing and experience the beauty and convenience of this exceptional apartment.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY ? GET IN TOUCH WITH THE PROPERTY BOOM NOW AND WE'LL ARRANGE THAT AT A TIME CONVENIENT TO YOU.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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