

# 25A Herbert Street

## Guide Price £138,000

25A Herbert Street, North Woodside G20 6NB



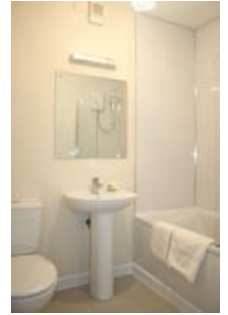


## Overview

This modern ground floor flat, which forms part of a popular development, will be of specific appeal to purchasers looking for a quiet location that is still within minutes of the bustling West End of Glasgow and all its amenities.

A communal entrance, protected by a security controlled entrance system leads to the foyer where the flat is positioned on the left hand side. Internally the accommodation is well presented, comprising entrance hall, lounge, modern fitted kitchen (integrated hob, oven & hood), 2 bedrooms and a modern 3-piece bathroom with electric shower and screen.





## Accommodation

There is a system of electric heating installed operating through storage and panelled radiators and the property is double glazed. The property further benefits from having feature laminate timber flooring in some apartments and both bedrooms have fitted mirrored wardrobes.

Externally there are well maintained, landscaped communal gardens which are well stocked with a variety of shrubs and trees, providing a pleasant setting for the development and an attractive outlook from the flat. Private off street parking is also provided to the rear of the development.

Herbert Street is a quiet cul-de-sac forming part of the popular North Woodside district within Glasgow's West End. Great Western Road is only a few minutes walk away offering a wide range of amenities including local shops and a range of popular bars, cafes and restaurants. Other West End amenities and attractions, which are within easy reach of the property, include the Botanic Gardens, Byres Road, Glasgow University, Kelvingrove Museum and the Western Infirmary.

There are excellent public transport links serving the area, with nearby Kelvinbridge underground station and numerous bus services providing access to surrounding districts and the city centre. Additionally there is easy access to the nearby M8 motorway network and main arterial links.

<b>Lounge</b>	15'6" x 11'8"
<b>Kitchen</b>	10'0" x 7'9"
<b>Bedroom 1</b>	11'3" x 9'3"
<b>Bedroom 2</b>	9'3" x 9'2"
<b>Bathroom</b>	6'6" x 6'0"



Floor plans are indicative only - not to scale.



## Additional Information

### Viewing

Through Inksters on 0845 241 1222.

Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

### Entry Date

Negotiable

### Home Report

A Home Report is available for this property with a valuation of £138,000

### Travel Directions

From St George's Cross, proceed west along Great Western Road, turning right at traffic lights into Napierhall Street. At the mini roundabout turn left into North Woodside Road and left again into Herbert Street where the property is located on the left hand side.

### Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

