



## 320 Maxwell Road, Glasgow, G41 1PJ

Offers over £249,999



\*\*Stunning THREE bedroom top floor flat within a traditional blonde sandstone building\*\* This property within the highly sought after Pollokshields area, has been fully refurbished to a high specification whilst retaining coveted original features. This property must be viewed to appreciate the level of accommodation on offer. With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to Flat 2/1, 320 Maxwell Street, situated on the top floor of a well-maintained, traditional blonde sandstone building, this property is not expected to be available for long. Beautifully renovated throughout with quality fixtures and fittings, this spacious THREE bedroom apartment is presented to market in true walk-in condition.

Entry into the building is via a secure door entry system providing access to authorised visitors. A communal garden is available to the rear of the property. A well-maintained stairwell leads to this accommodation which is located on the top (second) floor.

Upon entering through the entrance vestibule, you are welcomed into the bright and airy reception hallway which leads to all rooms within this beautiful property and boasts excellent storage options. Intricate cornicing has been beautifully restored within the hallway, creating a grand feel to this reception space. The neutrally decorated lounge is generous in size and boasts a feature fireplace, impressive ceiling heights and a large bay window filling this space with an abundance of natural light. The newly fitted kitchen hosts an array of light grey wall and floor units and co-ordinating worktops, creating a clean and efficient workspace. New kitchen appliances include an integrated fridge-freezer, oven, hob, extractor fan and free-standing washing machine. Ample space is also available for dining.

The master bedroom is a must see, this room has generous dimensions to accommodate even the largest of bedroom furniture. The additional two bedrooms are well-proportioned and one of which also benefits from additional storage. Luxurious carpeting provides a real warmth to all three bedrooms. Completing this stunning property, is a newly fitted bathroom which has been finished with bespoke fixtures and fittings and comprising of a bath with rainfall shower over, vanity and W.C.

Ideally situated within walking distance of sought after schooling, this property is sure to also appeal to families with children of various ages. A host of local amenities and services are close by, including popular bars and restaurants. The position of the property is also extremely convenient for easy access to Glasgow City Centre by any number of methods including by bike, car, train, bus or subway.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

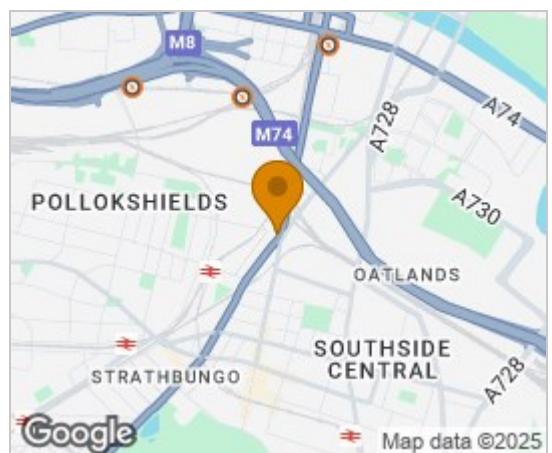
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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

## Room Dimensions

Lounge - 6.33m x 4.24m  
Kitchen - 3.71m x 3.52m  
Bedroom One - 5.67m x 3.49m  
Bedroom Two - 5.44m x 2.95m  
Bedroom Three - 4.24m x 3.15m  
Bathroom - 5.48m x 1.40m

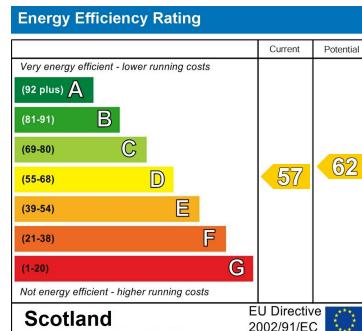
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.