



## 49 Crow Road, Glasgow, G11 7SH

Offers over £209,995



Elevate Property Services are delighted to present this stunning two bedroom apartment, ideally situated within a gated development in the highly sought-after district of Partick in Glasgow's vibrant West End. Presented to the market in true walk-in condition, this beautifully maintained property offers modern living throughout and must be viewed to fully appreciate the exceptional standard of accommodation on offer. Early viewing is highly recommended, as this property is not to be expected for long!



## Further Information

Entrance into the development is via an electric controlled gate, which then leads to an additional secure door entry system providing access to the building, leading to a well-kept communal hallway with convenient lift and stair access to all floors.

Situated on the third floor, this impressive apartment has been beautifully decorated in neutral tones throughout, creating the perfect blank canvas for prospective purchasers. Upon entering, you are welcomed into a reception hallway which provides access to all apartments and boasts a substantial storage cupboard currently utilised as a utility/laundry area.

The open-plan lounge, kitchen and dining space benefits from large dual-aspect windows which flood the space with an abundance of natural light, creating a bright and flexible living space. Just off the lounge, you will find a private balcony complete with artificial lawn and seating space, ideal for al-fresco dining or enjoying a refreshment during the warmer months. The contemporary fitted kitchen boasts a range of wall and floor units alongside integrated appliances including an oven, hob, extractor fan and fridge-freezer. Space for dining is smartly located just off the kitchen area, perfect for family meals or entertaining.

The property further benefits from two well-proportioned double bedrooms, both offering fitted storage facilities. The principal bedroom also boasts a well-presented en-suite shower room featuring a rainfall shower, vanity unit and W.C. A stylish bathroom completes the internal accommodation and comprises of a bath with shower over, wash-hand basin and W.C.

Well-maintained communal garden grounds are located to the rear of the building with residents also benefitting from an allocated parking space within the private car park.

This property boasts an ideal location within the heart of Partick, one of Glasgow's most desirable and well-connected areas within the West End. The property is ideally situated just off Dumbarton Road, across from West End Retail Park and is within walking distance of an excellent selection of local amenities. Good public transport links are available nearby, including Partick Train Station, Subway Station and Bus Terminal, providing quick and easy access throughout Glasgow and beyond.

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.

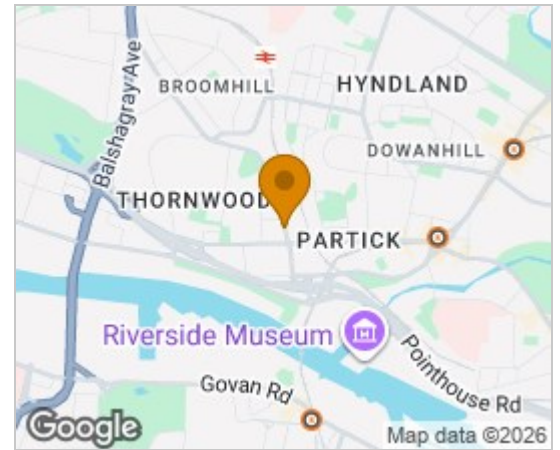
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

