

2/1, 50 HOTSPUR ST NORTH KELVINSIDE GLASGOW G20 8NL



**moving**  
estate agency and letting

Bright and spacious second floor two-bedroom flat in red sandstone building set in superb West End location. Conveniently placed for many local amenities on Queen Margaret Dr, Byres Road and Great Western Road. Glasgow University is within walking distance and transport links by underground, bus and rail and a good range of shopping, bars and restaurants are also close by.

The stylish and immaculate interior has a blend of traditional and modern features and comprises welcoming hallway with sanded wood flooring and deep storage cupboard off. The spacious lounge has bay window with open outlook and is complemented by focal point fireplace, living flame gas fire, original cornice and sanded wood flooring. The attractive kitchen is fitted with a good range of floor and wall mounted units with complimentary tiling.

The master rear facing double bedroom has en-suite shower room off and benefits from wonderful views over the North of the City. The second double bedroom is front facing with open outlook. The modern bathroom is fitted with white three-piece suite, has over bath shower and complimentary tiling.

Further enhanced by gas central heating, double glazing and security door entry.

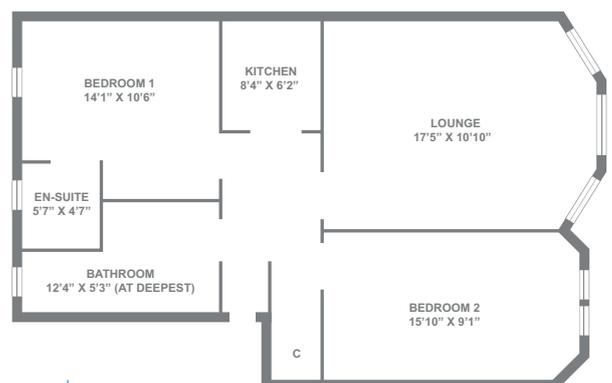
The flat boasts a prominent position in this desirable West End address and viewing is highly recommended.

EPC = C



## ROOM DIMENSIONS

LOUNGE	17'5" X 10'10"
KITCHEN	8'4" X 6'2"
BEDROOM 1	14'1" X 10'6"
EN-SUITE	5'7" X 4'7"
BEDROOM 2	15'10" X 9'1"
BATHROOM	12'4" X 5'3" (AT DEEPEST)



FLOORPLANS ARE INDICATIVE ONLY - NOT TO SCALE  
PREPARED FOR MOVING ESTATE AGENTS  
ALL MEASUREMENTS APPROXIMATE AND TAKEN AT LONGEST AND WIDEST POINTS

## Viewing

Through Moving Estate Agency on 0141 334 7000  
Evenings and weekends 07977 295185 or 07841 176855

## Valuations, surveys and mortgages

We can offer you an up to date market appraisal of your own property and can also recommend surveyors and solicitors all as part of our free, no obligation service. We also have access to specialist mortgage advisors who can search the whole of the market enabling them to advise you of the best rates available.

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