



Roxburgh Street | Glasgow | G12 9BH

Offers Over £280,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome Roxburgh Street to the market.

An immediately impressive, traditional, red sandstone fronted basement flat in true walk-in condition.

#### Property Description

Roxburgh Street is an attractive apartment block set within one of the most sought-after residential districts in the West End of Glasgow. Sitting just off Byres Road and in close proximity to Glasgow University's primary campus, this location offers true convenience that will appeal to a broad spectrum of purchasers, from downsizers in search of apartments with ample local amenities to young professionals who wish to take full advantage of life in the West End. Roxburgh Street is surrounded by a wide variety of amenities. Despite this central position, this is an extremely peaceful street and the home for sale benefits from such a central location.

The accommodation is set all on one level and is accessed via the secure entry to the common close area. This extends to the common stairway leading to the door entrance of this great flat.

Through the main door, you are welcomed into the bright and airy entrance hallway. To the front of the property is the lounge with bay window formation and open outlook to the garden with a selection of well-cared-for plants. The kitchen is open plan to the lounge with a selection of floor and wall-mounted units and contrasting worktops with an island dining area. Leading from the hall, you have two spacious, tastefully decorated double bedrooms, one to the rear and one to the front. The front bedroom window gives access to the front garden grounds. Finishing the accommodation is the family shower room with a double walk-in shower, WC and basin.

The property further benefits from Gas Central Heating, single and double glazing, vinyl flooring flowing through from the hall into the kitchen and lounge and access to a communal rear garden.

Roxburgh Street is well placed for a wide selection of shops and amenities on both Byres Road and Great Western Road. There is a wide selection of bars, restaurants, cafes and delicatessens in the area, including Oran Mor and the Michelin star restaurant Cail Bruiach. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro. The famous Ashton Lane, just off Byres Road, offers a variety of bars, restaurants and the Grosvenor Cinema. At the top of Byres Road are the Botanic Gardens, offering a beautiful green space in the city and greenhouses full of tropical plants.

Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

