



Minerva Street | | Glasgow | G3 8LD

Offers Over £295,000

**moving**

ESTATE AGENTS

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

This impressive B-Listed traditional flat, featuring a charming blond sandstone facade, is a two-bedroom ground-floor apartment in excellent walk-in condition.

#### Property Description

Located in the Finnieston area of Glasgow, it gives the best of both worlds with Glasgow City Centre within walking distance and on the fringe of the West End, again a short walk from the property. This ground-floor flat offers great accommodation all on one level.

At the front of the property, you'll discover a bright and spacious lounge, complete with a large dual window formation that allows plenty of natural light to flood in due to the open view, with a feature fire and period cornice features. The dining kitchen is located at the rear of the property and is equipped with a range of floor and wall-mounted units that complement the contrasting worktops with recess storage area. The sellers have also kept the original range stove to add to the period features. The property features two double bedrooms. Completing the accommodation, just off the hall, is the shower room, which includes a walk-in shower enclosure, a WC, and a basin.

Additional features of the property include gas central heating, single glazing, hardwood flooring running the length of the lounge, through the hallway into the rear bedroom, and resident permit street parking.

Minerva Street is ideally situated with excellent transport links, and within walking distance of the City Centre of Glasgow and the West End. Bus and rail links are also less than a short walk away, while the Clyde tunnel and M8 are a short car journey from the flat. The property is conveniently close to the University of Glasgow, outstanding primary and secondary schools, and a wide range of shops and local amenities, all characteristic of a West End location.

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 point, and our floor plans may not be exactly to scale.

