



**220 2/1 Albert Drive, Glasgow**

**Offers Over £249,995**









## Floor Plan

Total floor area 110.1 sq.m. (1,185 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\*DECEPTIVELY SPACIOUS BLONDE SANDSTONE APARTMENT\*\* IMPRESSIVE DIMENSIONS & HEIGHTS THROUGHOUT\*\* View in person or online. **\*\*SHORT DISTANCE FROM GLASGOW CITY CENTRE & PUBLIC TRANSPORT LINKS\*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Situated within the ever popular Southside of Glasgow, Albert Drive is a charming blonde sandstone building holding a wealth of character and charm both outside and in. Boasting a G41 postcode, the property is just a short distance from Glasgow City Centre, with a host of amenities, eateries and public transport as well as prestigious schools and universities.

In the first instance, the well-maintained communal hallways and staircase lead to the top floor of No.220. You're welcomed into Apartment 2/1 through a bright and inviting reception hallway, neutrally decorated with quality wood effect flooring, leading to the lounge.

The striking family lounge boasts impressive dimensions and ceiling heights complimented by an abundance of light through the charming bay window formation. The generous proportions also offer ample dining space; perfect for entertaining guests. A bright & airy shower room comprises of walk-in shower cubicle, W.C. and wash hand basin.

The well appointed kitchen holds an array of teal wall and base mounted units paired with granite effect worktops for a chic and efficient workspace. The kitchen further benefits from an integrated four ring gas cooker and oven as well as additional space for freestanding appliances and dining space if desired. The kitchen also boasts a convenient utility space as well as pantry style cupboard.

Originally a three-bedroom, Apartment 2/1 has been shrewdly converted into four generously proportioned double bedrooms offering fabulously flexible accommodation for a multitude of uses. Completing this captivating apartment internally is a fully tiled family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear of No.220 is an extensive and fabulously low maintenance communal garden space; perfect for children & pets alike.

The property further benefits from gas central heating and double glazing providing the home with a comforting warmth all year round.

The property is ideally located within walking distance of Pollokshields Primary School. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Pollokshields East train station is a 5-minute walk away where regular train services will have you in Glasgow City Centre in just 5 minutes. Pollokshields is situated within the bustling Southside of Glasgow and provides a broad range of excellent shopping facilities, supermarkets, restaurants, bars, and numerous recreational facilities and is in close proximity to Queen's park.

Silverburn shopping Centre is less than a 15-minute drive and provides an extensive range of shops, restaurants, and supermarkets. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any 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.

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