



 **clyde**
PROPERTY

FLAT 2
22 WOODLANDS COURT
PARK DISTRICT G3 6DF

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Set within one of Glasgow's most sought after residential districts, this smart studio apartment offers bright, well-presented accommodation, minutes from amenities in Finnieston, Woodlands and Glasgow City Centre.

Woodlands Court is situated upon Woodlands Terrace in the revered Park district of Glasgow's West End. The central position of this area makes it popular with young professionals and growing families who wish to be near to amenities, transport links and major road networks. Woodlands Court sits proudly above Kelvingrove Park and there is a stone stairway opposite the property which leads you directly into the park.

The apartment for sale is an attractive, lower ground floor example which has been upgraded and improved by the current owner. As such, the apartment is found in move in condition and will appeal to a broad spectrum of buyers. Those buying to let or to operate as an air b'n'b will find this property to be particularly interesting as it has great potential to be rented in both of these ways.

The attached photographs, HD video and floor plan will give you an idea of the property's size and specification.



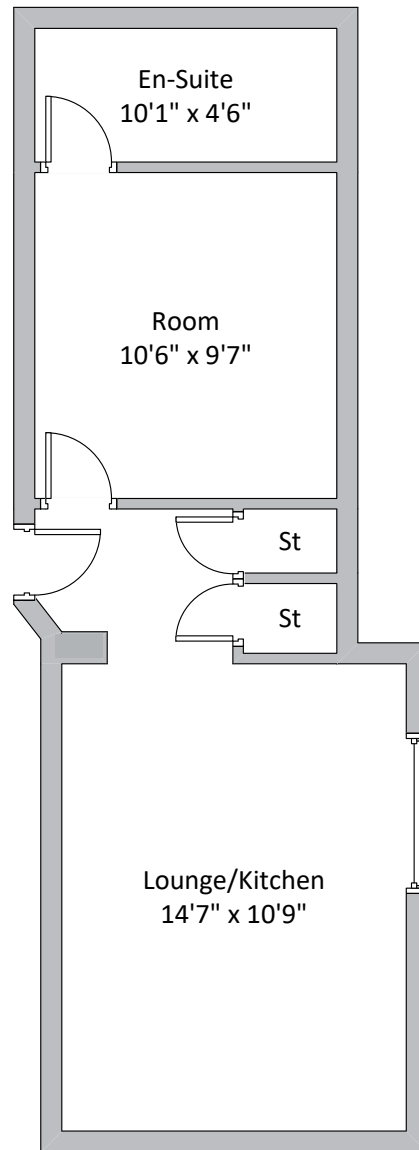
AT A GLANCE

Studio apartment
Bright and well-presented accommodation
Lower ground floor position

THE FINER DETAIL

Gas central heating
Double glazing
Desirable area
EPC Band D





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Approx gross internal area 398 sqft | 37 sqm

Property reference ED03672

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.