



Refurbished apartment in the heart of Glasgow's West End.

Lorraine Gardens Lane, Glasgow, G12

savills

Sitting room/kitchen • Study • Bedroom • Bathroom • Communal gardens

Local Information

Lorraine Gardens Lane is within easy access of first class commuter links and a wealth of amenities associated with the West End of Glasgow. It is within easy reach of Kelvingrove Museum and Art Gallery, Glasgow University, the Botanic Gardens, The Hunterian Museum, Gartnavel and Western Hospitals, as well as the Kelvinhall Sports Centre and the Museum of Transport.

The locality provides first class bus services via Great Western Road and Hyndland Road to the city centre and Hyndland train station is only a short walk away. The area offers a number of sporting venues including Hughenden Rugby and Squash Clubs and the Western Tennis Club, while the West End of Glasgow as a whole is renowned for its diversity of stylish independent shops, bars, cafés and restaurants.

About this property

1 Lorraine Gardens Lane is a one bedroom apartment in a B Listed end terrace four storey townhouse situated in the heart of Glasgow's West End. Access to the flat is via a stairway from the street level to the private main door at the rear. The accommodation has recently been completely refurbished and consists of a good sized sitting room with bay window which is open plan to an excellently equipped contemporary fitted kitchen with a range of wall and floor units and integrated appliances. An inner hallway

gives access to the double bedroom, useful study and attractive bathroom with roll top bath and rainhead shower above.

The nicely maintained and attractive communal rear garden includes an expanse of lawn bordered by a gravel path and beds planted with shrubs.

Tenure

Freehold

Local Authority

Glasgow City Council

Energy Performance

EPC Rating = C

Viewing

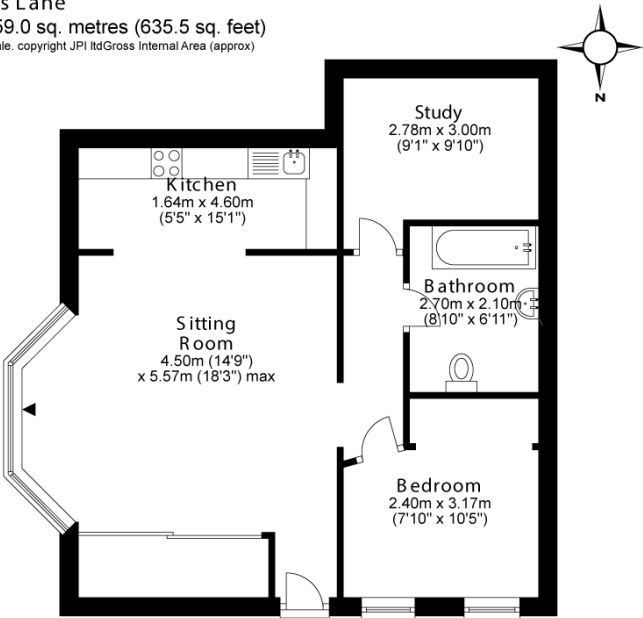
All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.
Telephone: +44 (0) 141 222 5875.






Lorraine Gardens Lane, Glasgow, G12
Gross Internal Area 635 sq ft, 59 m²

1 Lorraine Gardens Lane
Total area: approx. 59.0 sq. metres (635.5 sq. feet)
For identification only. Not to scale. copyright JPI LtdGross Internal Area (approx)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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