



Festival Court | | Glasgow | G51 1BD

Offers Over £170,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome Festival Court to the market.

An immediately impressive modern, one-bedroom, top-floor apartment within the new Cala Homes development at Princes Quay, adjacent to the BBC and STV offices and Glasgow Science Centre.

**Property Description**

Festival Court is a new address created within the Cala development at Princes Quay in Glasgow's city centre. Situated beside the growing media offices, with the BBC and STV buildings forming its heart. Princes Quay is well positioned close to the ever-fashionable Finnieston area with the Science Museum, the Hydro, the SECC and Armadillo on your doorstep. A short walk over the river via the squinty bridge you're unlikely to want for entertainment or things to do. The development is located just behind the Village Hotel and is a mix of apartments and Townhouses.

From the secure entry door of the block, you enter the carpeted communal hallway, taking the lift or stairs, you will arrive at the flat on the top floor. On entering the flat to the welcoming reception hall, you will have access to all rooms. To the front of the property is the bright and spacious lounge, benefitting from large floor-to-ceiling windows giving lots of natural light due to the south-facing open outlook. The kitchen is open plan to the lounge and has a range of floor and wall-mounted units with contrasting worktops. The bathroom has a three-piece suite with a shower over the bath and tiled splash-back. Completing the property is the double bedroom with built-in storage.

The property further benefits from Gas Central Heating, Double Glazing and well-kept communal rear gardens with residents designated parking.

Festival Court itself provides an array of local amenities. Including supermarkets, shops, bars, restaurants and transport links. Within 5 minutes by car is the popular Bellahouston Park, with its family-friendly play areas and naturalistic walks. The property sits within the catchment area for highly regarded local schooling in both junior and senior levels. Cessnock underground and Exhibition Centre train station are both nearby giving access to Glasgow's West End. The M74, M73, M77 and M8 motorway network is also close by, leading to Glasgow International Airport, as well as other nearby locations.

Please refer to the seller's commissioned professional Home Report for further information. The Home Report (Property Questionnaire) will indicate, to the best of the seller's knowledge, as to the supplied services to the property. Council Tax Band, Gas & Electricity. Planning proposals and any associated risks to the property can be found here.

