



Flat 3/4, The Printworks, 14 Norval Street, Partick, G11 7RX

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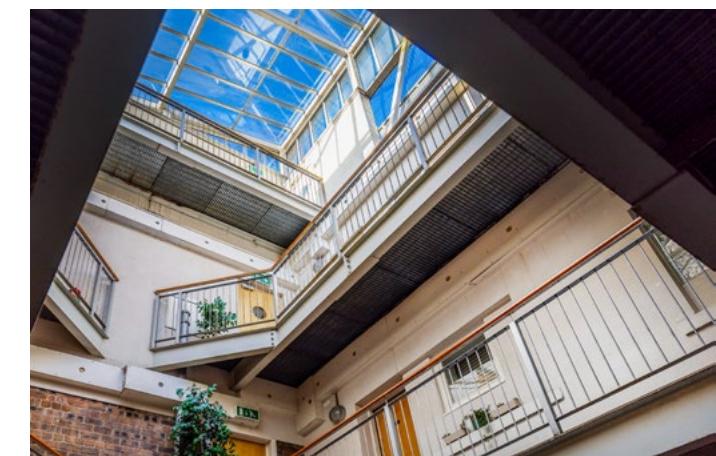
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Situation

Partick is centrally located for the City Centre, business districts and all West End amenities including Glasgow University, the Botanic Gardens and Kelvingrove Park & Art Galleries, this property is conveniently located for easy access to all the city has to offer.

The area surrounding the development offers a range of amenities and is in close proximity to the West End Retail Park, SECC, Clyde Auditorium, the Hydro and Nuffield Health & Fitness Club. The 'Squinty' Arc Bridge links the north bank of the river Clyde to the south bank at Pacific Quay where the BBC and the SMG are headquartered. Byres Road and Dumbarton Road offer a range of popular bars and restaurants as well as a selection of local shops and supermarkets.

Excellent access to main arterial road networks (M8 / M77 & Clyde Tunnel) & regular bus, underground & rail links for commuter access.









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Property Description

A larger style third floor one bedroom flat, with an allocated secured private parking space, located within the popular development by Park Lane (2001), positioned just off Crow Road and Dumbarton Road, and near all West End and Glasgow City Centre amenities.

This flat is accessed via a secure entry system to a well maintained communal entrance and stairwell and benefits from an allocated secured private parking space with remote access gate. There is lift access to all floors.

A metallic cantilevered decking provides stylish and practical access to all apartments. A covered internal atrium, illuminated by night, underlines the open, spacious feel that pervades the building.

Internally the complete accommodation comprises:

Welcoming reception hall with access to all other apartments. Particularly spacious, 33 feet open plan kitchen, dining and sitting room. Kitchen with a range of floor and wall mounted cabinets. Double bedroom with fitted wardrobes. Large walk in storage cupboard off reception hall provides extensive useful storage and could be transformed into a home office. The bathroom with 3 piece white suite completes the overall accommodation.

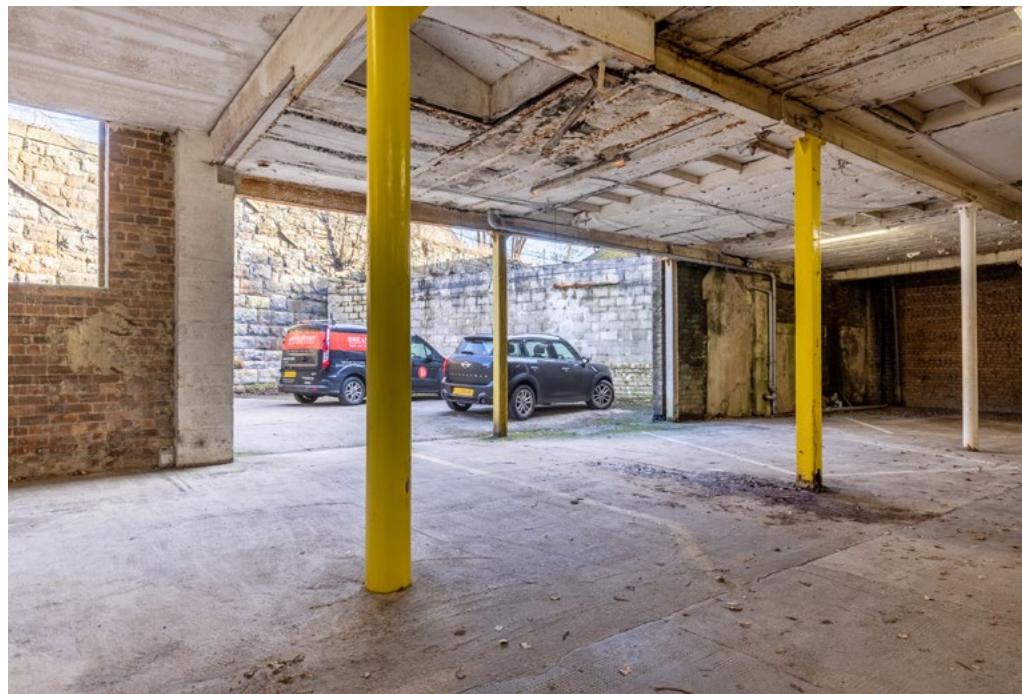
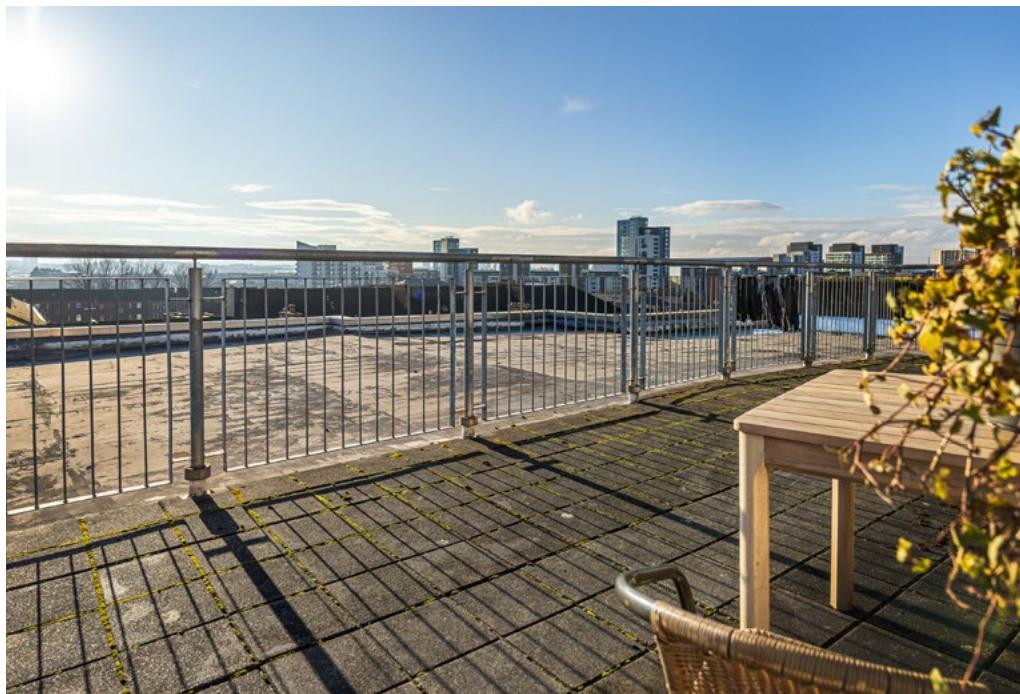
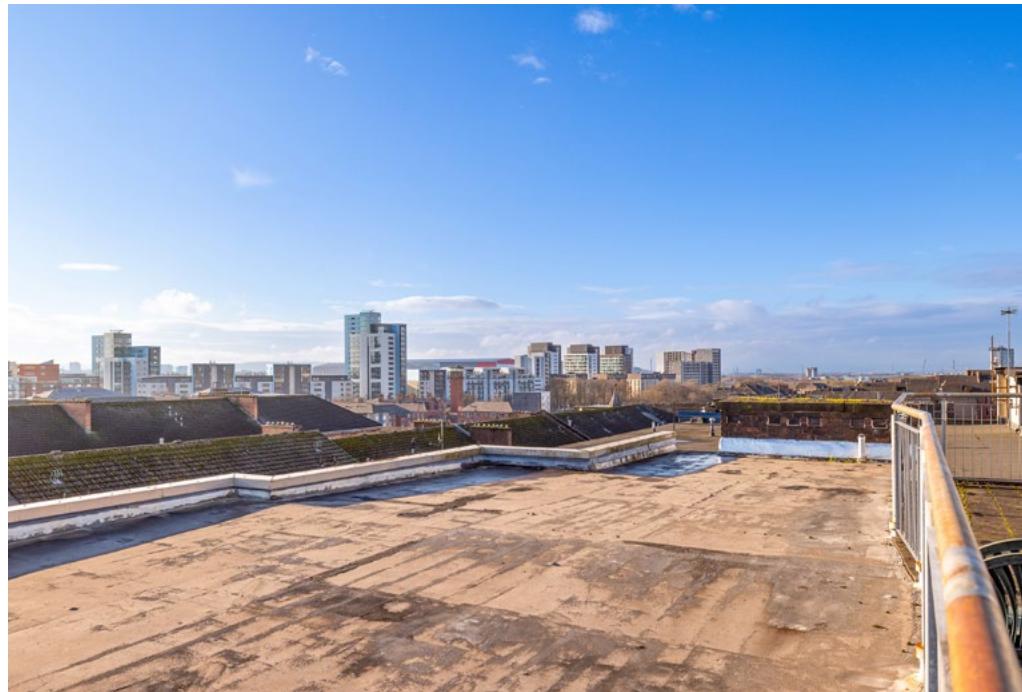
The property is further complimented by gas central heating and double glazing.

Crowning the development is a communal south-facing roof terrace with expansive views over Partick, Park District, the City Centre and South towards the River Clyde and the Science Tower. Not only do you get a buzz looking out on to the Glasgow skyline, but the terrace is also a perfect chilling-out area for drinks and relaxing with friends.

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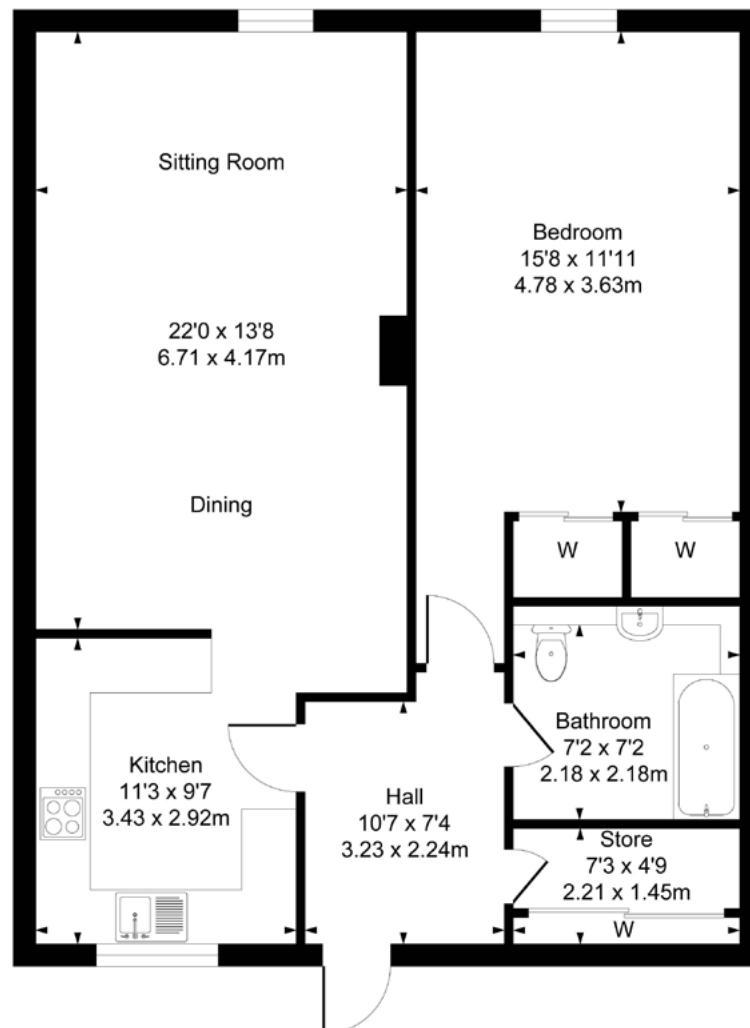






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Approximate Gross Internal Area
870 sq ft - 80.82 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band D

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band E

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA 654