Dumbarton Road | | Glasgow | G11 6AA

Offers Over £245,000

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ESTATE AGENTS

Moving Estate Agents are delighted to welcome Dumbarton Road to the market.

An immediately impressive modern, top-floor duplex apartment within an exclusive and sought-after development by Cruden Homes, built circa 2007 in true walk-in condition.

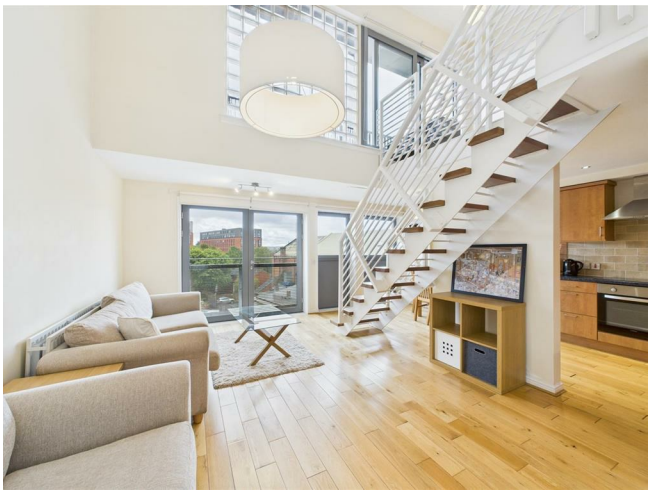
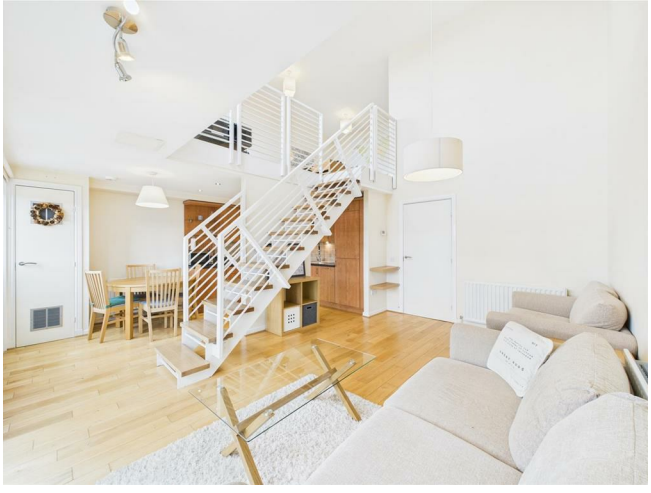
Property Description
Dumbarton Road is an attractive apartment block set within one of the most sought-after residential districts in the West End of Glasgow. Within walking distance of Byres Road and Kelvin Hall underground stations and Glasgow University's primary campus, this location offers true convenience that will appeal to a broad spectrum of purchasers. From downsizers in search of an apartment with ample local amenities to young professionals who wish to take full advantage of life in the West End. Dumbarton Road is surrounded by a broad variety of amenities and benefits from an extremely central location.

The accommodation is set over two levels, is accessed via the secure entry to the common close area. This extends to the common stairway leading to the door entrance of this great flat.

Through the main door, you are welcomed into the bright and airy entrance hallway with a large storage cupboard. To the rear of the property is the lounge with a large Juliet style double door formation giving lots of natural light with its southern open outlook. Open to the lounge is the fitted dining kitchen with floor and wall-mounted units and contrasting worktops. There are two bedrooms to the front of the property, both with built-in storage. Finishing this level is the family bathroom with a four-piece suite, giving the option of a bath or walk-in shower.

Taking the stairs from the lounge to the mezzanine, you would find space that could be utilised either for a work-from-home office or a master bedroom with a large storage cupboard. This cupboard could easily be transformed into an en-suite. From the mezzanine, there is access to the private balcony with skyline views over the city.

The property further benefits from Gas Central Heating, Double Glazing, and hardwood flooring from the lounge/kitchen through into the hall. There is also access to a communal rear terrace with a private carpark.

Dumbarton Road is well placed for a wide selection of shops and amenities on Dumbarton Road itself and Byres Road. There is a wide selection of bars, restaurants, cafes, and delicatessens, including the Duck club and Celinos. There are various supermarkets on Byres Road, including Waitrose. The famous Ashton Lane, just off Byres Road, offers a variety of bars, restaurants, and the Grosvenor Cinema. At the top of Byres Road are the Botanic Gardens, offering a beautiful green space in the city and greenhouses full of tropical plants.

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