



2/1, 49 CROW ROAD
GLASGOW

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domus



2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

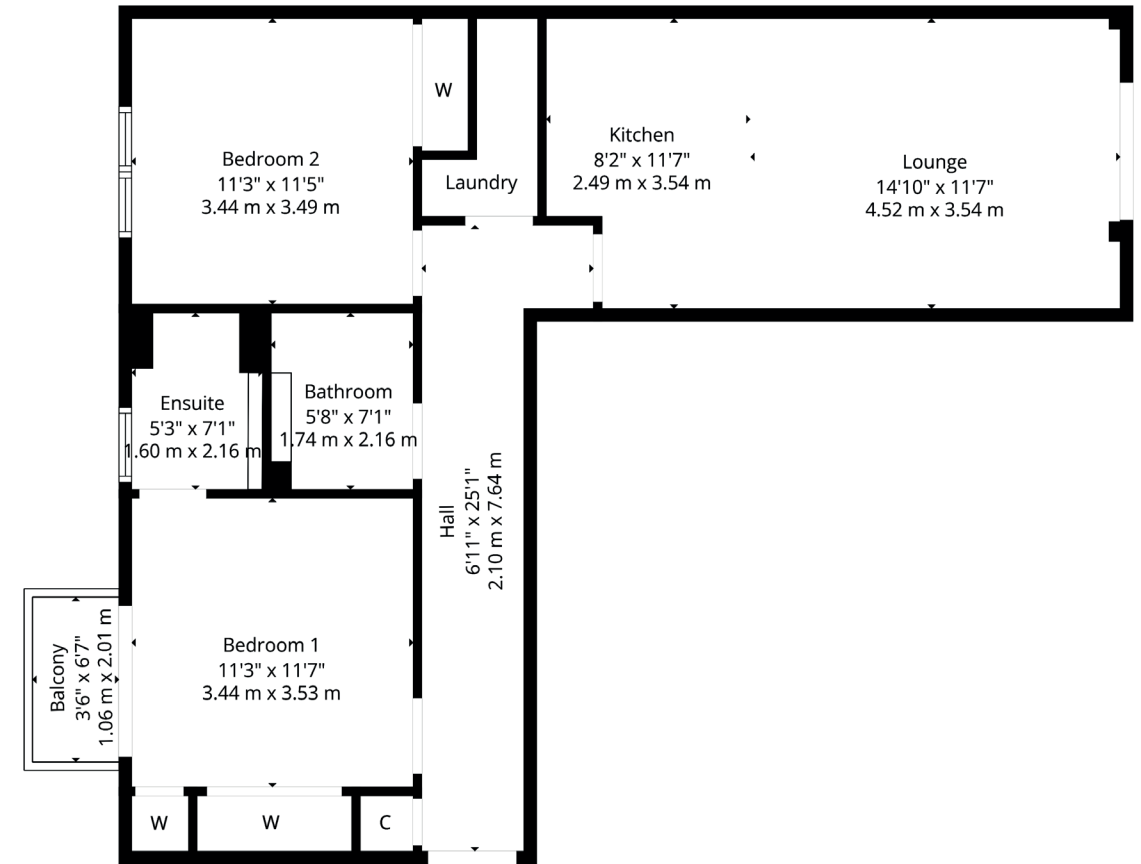
Crow Road is a beautiful two-bedroom, second floor flat set within a very popular and modern development in the heart of Partick, with an abundance of local amenities on your door step.

Entrance to the building is via an electrical controlled gate, which in turn leads to an additional secure door entry system providing access to the building, leading to a well-kept communal hallway with lift and stair access to all floors. The internal accommodation comprises; large welcoming reception hall with utility/storage off, and a superb open-plan lounge and modern kitchen, with French doors opening to a Juliette balcony and open aspects. To the rear, are two double bedrooms, both with built in storage cupboards, and with the principal benefiting from a modern ensuite shower room and another private balcony. Finally, a modern family bathroom with three-piece suite and shower over bath, completes the accommodation on offer.

In addition, the property has gas central heating, double glazing, communal residents' terrace located on the first floor, and allocated parking.

EER Band: B





Partick in Glasgow's West End is fast becoming one of the 'hippest' neighbourhoods in which to live, as quoted by The Scotsman in 2018. An ideal location for first time buyers and young professionals.

Partick is a bustling, evolving community near the University of Glasgow and has become a hugely desirable and attractive location providing a variety of trendy wine bars, popular restaurants and gourmet coffee shops such as Celino's, Bibi's, Ziques, Gaga and The Partick Duck Club.

Glasgow's maritime history is explored at the Riverside Museum and Tall Ship, and Victoria Park features fossilised tree stumps and former gardens. Partick was once a district well known for its shipyards and grain mills which played a crucial role in Scotland's Industrial revolution.

The area as a whole proves popular with those requiring access to Glasgow, Strathclyde and Caledonian Universities, Kelvingrove Park, Victoria Park and the Art Galleries. The Glasgow Botanical Gardens are within close proximity as well as bustling Byres Road. There are excellent road networks linking to the M8, accessing central Scotland and Glasgow International Airport. The property is also well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

Property ID: **127** | Sat Nav: **2/1, 49 Crow Road, Glasgow, G11 7SH**

To find out more about this property, visit **www.domus-letting.co.uk**

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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