



3/1 115 BROOMHILL DRIVE

BROOMHILL

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2 | BEDROOMS

1 | BATHROOM

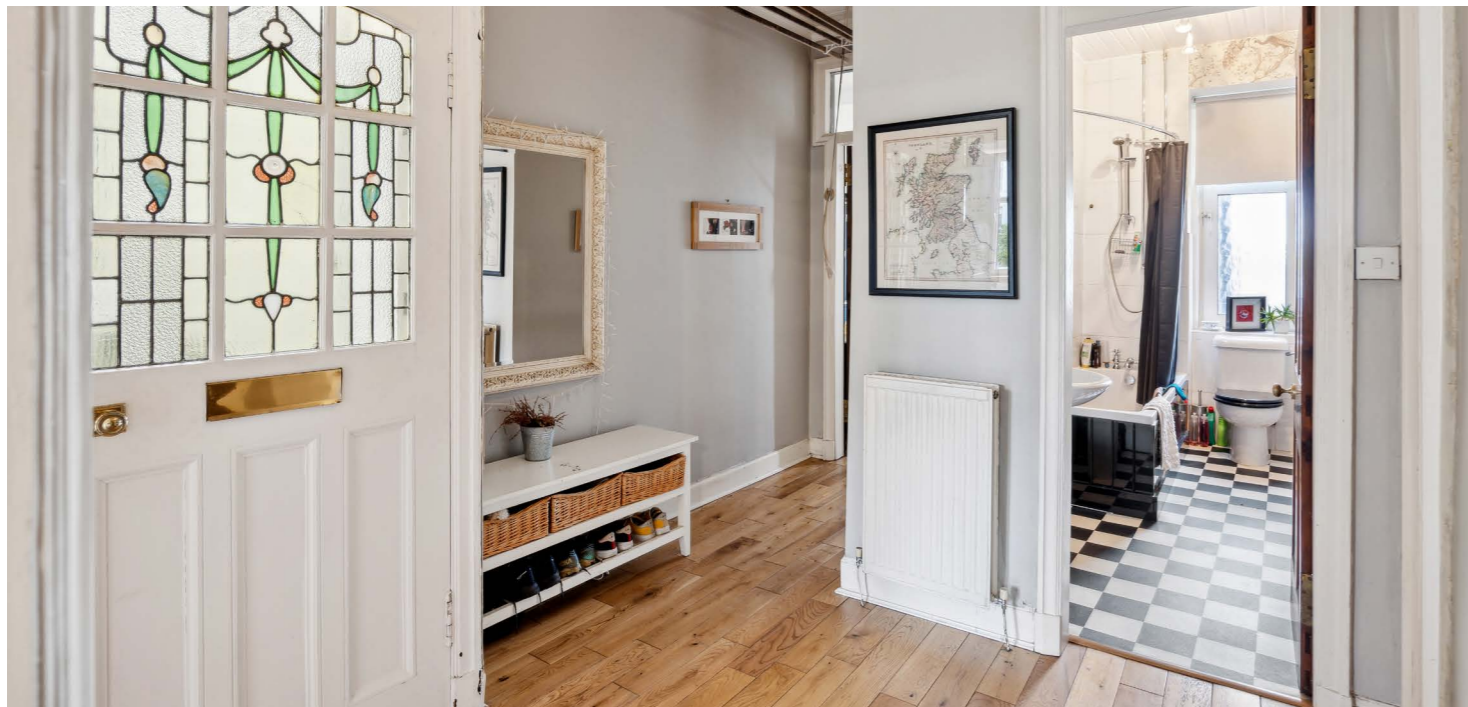
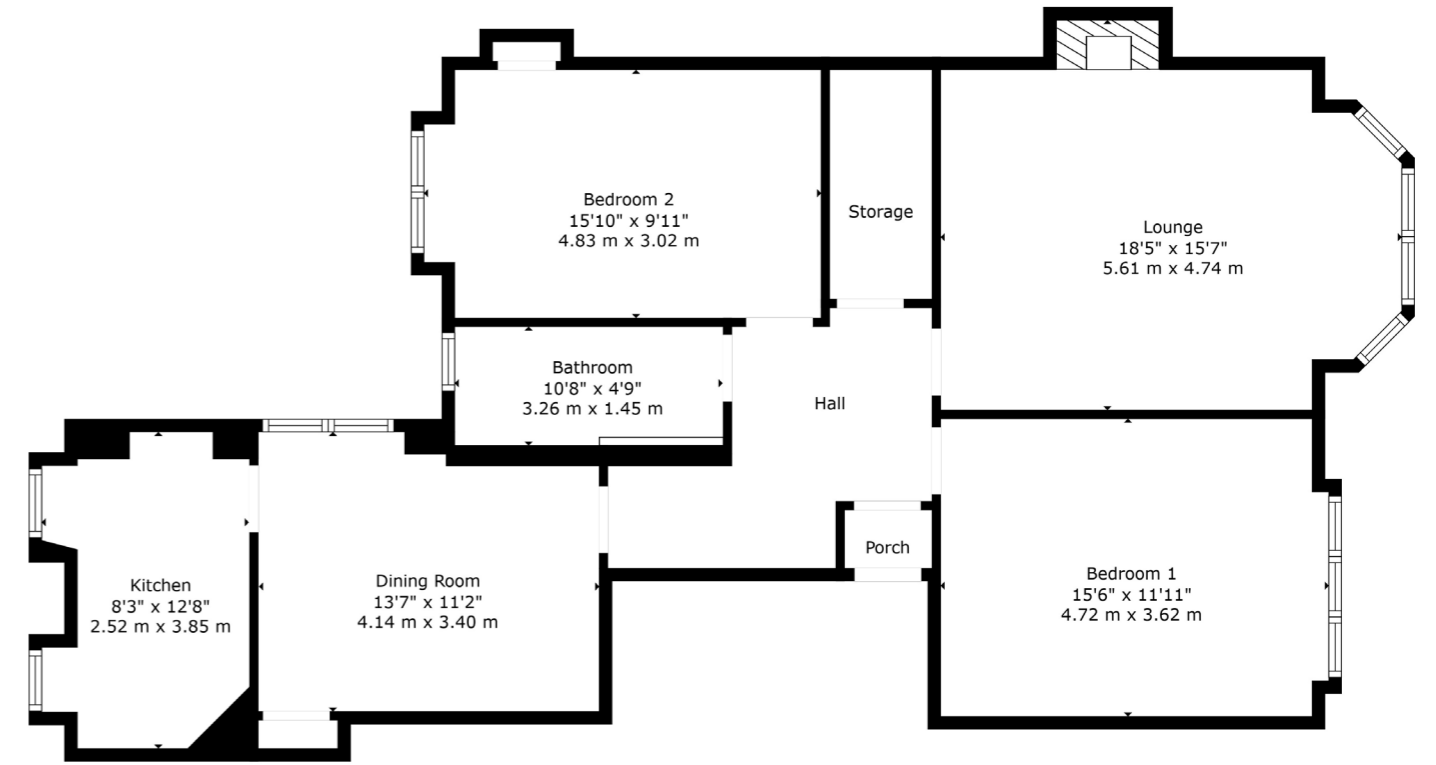
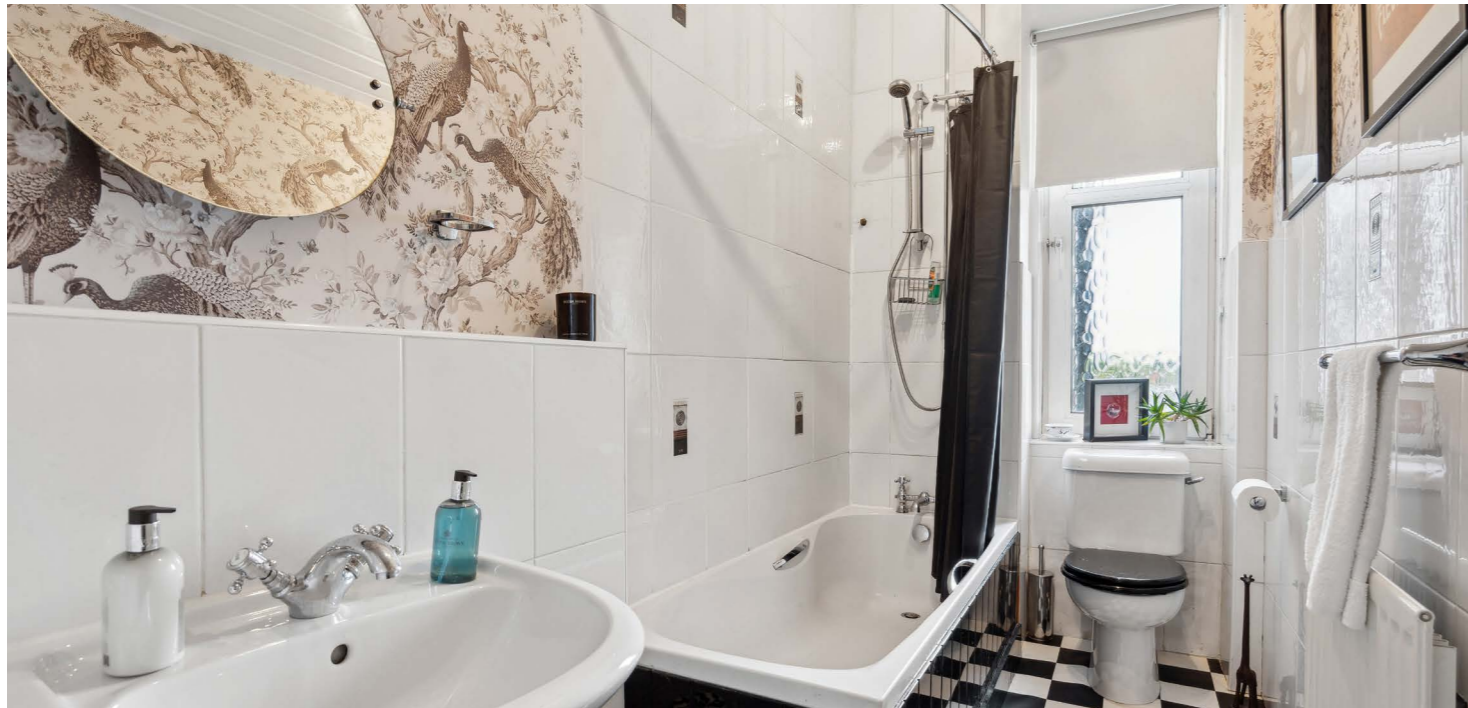
1 | PUBLIC ROOM

Situated on the top (third) floor at 115 Broomhill Drive, is this superb and beautifully presented two bedroom, dining kitchen tenement flat. Located in the very heart of Broomhill and arguably one of the best locations to enjoy the extensive amenities the local area has to offer, the property is certain to be of interest to a wide range of buyers.

The tenement is accessed via a secure entry system leading into a very well-maintained communal hall and in turn providing access to the impeccably maintained residents rear gardens. The expansive internal accommodation, which has been lovingly maintained and upgraded by the current owner, comprises: welcoming reception hall with a large storage cupboard, a fantastic bay windowed lounge to the front with feature fireplace and stunning open aspects, which in turn floods the property with natural light. To the rear, is a superb kitchen with plentiful supply of base and wall mounted units and integrated appliances, with good sized dining room off which is ideal for entertaining and family living. There are two well-proportioned double bedrooms, both offering ample space for free standing storage. Finally, there is a well-appointed family bathroom with three piece suite and shower over bath completes the tasteful accommodation on offer.

The property has a recently installed combi boiler, double glazed windows, gas central heating and a secure entry system.





Broomhill is a beautiful, leafy district in the West End of Glasgow bounded by the districts of Thornwood and Partick to the south, Hyndland to the east, and Jordanhill, Scotstoun and Victoria Park to the west.

Broomhill Primary School is the main feeder school to the state secondary schools in the area, Hyndland Secondary and St Thomas Aquinas.

Broomhill has its own shopping centre located on Broomhill Drive, with shops including a newsagent, a laundrette, Papa John's, a dental surgery, Boots and Co-op convenience store. There are also a large number of shops on Crow Road, including cafés and restaurants such as Café Circa, Kothel, The Marlborough and Wee Patee. There is a retail park on Crow Road where a number of national retailers can be found including Marks & Spencer, Sainsburys, Boots, Superdrug and Argos. A further selection of shops and amenities can be found on Clarence Drive, Hyndland Road and Byres Road.

WE5072 | Sat Nav: 115 Broomhill Drive, Broomhill, G11 7NA

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



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