



0/2 27 BROOMHILL AVENUE

BROOMHILL

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

0/2 27 Broomhill Avenue is a stunning, two bedroom, ground floor duplex apartment, with private allocated parking, in the highly desirable Broomhill district. In 2016, Kelvin Properties began the dramatic transformation of the C-listed former Broomhill Public School building. The result was a collection of 33 spacious and modern apartments, now known as The Atrium.

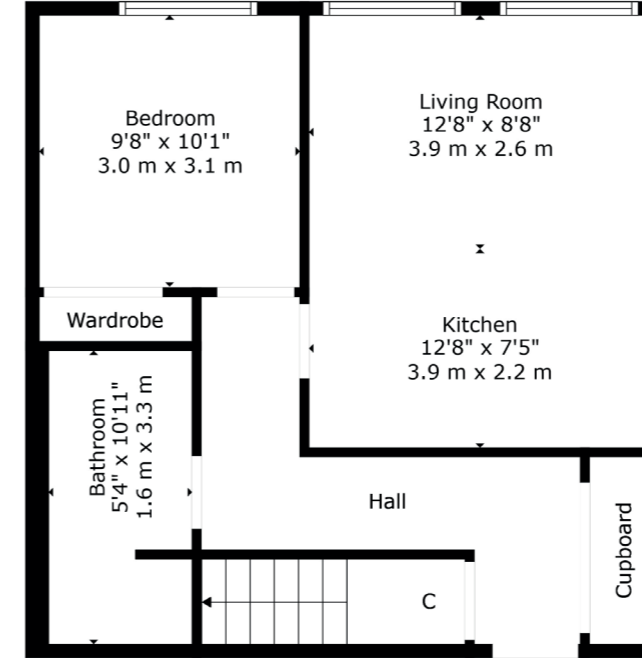
The building has been elegantly restored and redesigned, and offers without doubt one of the most beautiful communal areas in the West End, and also video security entry, magnificent central courtyard/ residents' communal area and lift access to all levels.

The internal accommodation comprises; a stylish reception hall with storage off, large open plan living room and kitchen, second bedroom and a modern family bathroom. Upstairs on a mezzanine level, there is a principal bedroom with a beautiful en-suite shower room. The contemporary German kitchen benefits from a Corian by DuPont kitchen worktop, integrated Siemens appliances and the bathroom and en-suite have Laufen sanitary ware and Porcelanosa tiles.

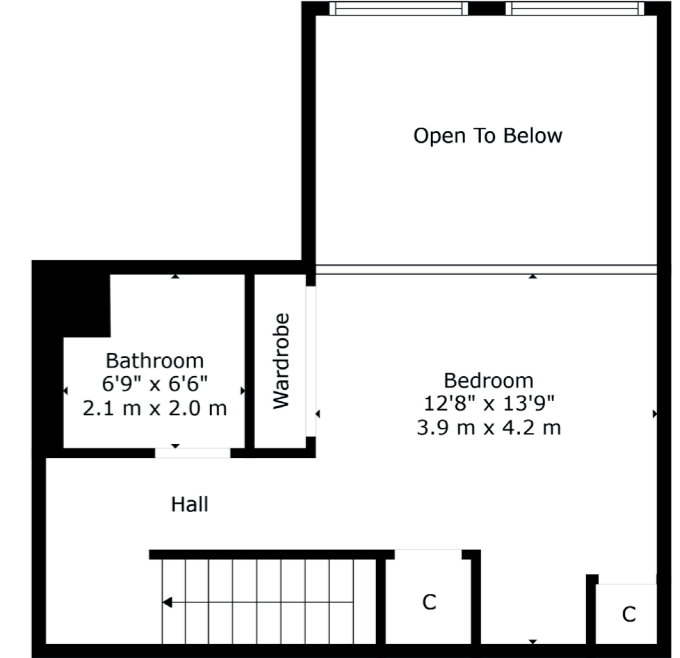
The property benefits from gas central heating, double glazing, an allocated private parking space, bike storage and wonderful residents' garden grounds, maintained by the factor Taylor & Martin.



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Floor 1



Floor 2

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 Paree. 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.

WE5108 | Sat Nav: 27 Broomhill Avenue, Broomhill, G11 7BF

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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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Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk