



**1/1 47 EDGEHILL ROAD**  
**BROOMHILL**

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2 | BEDROOMS

1 | BATHROOM

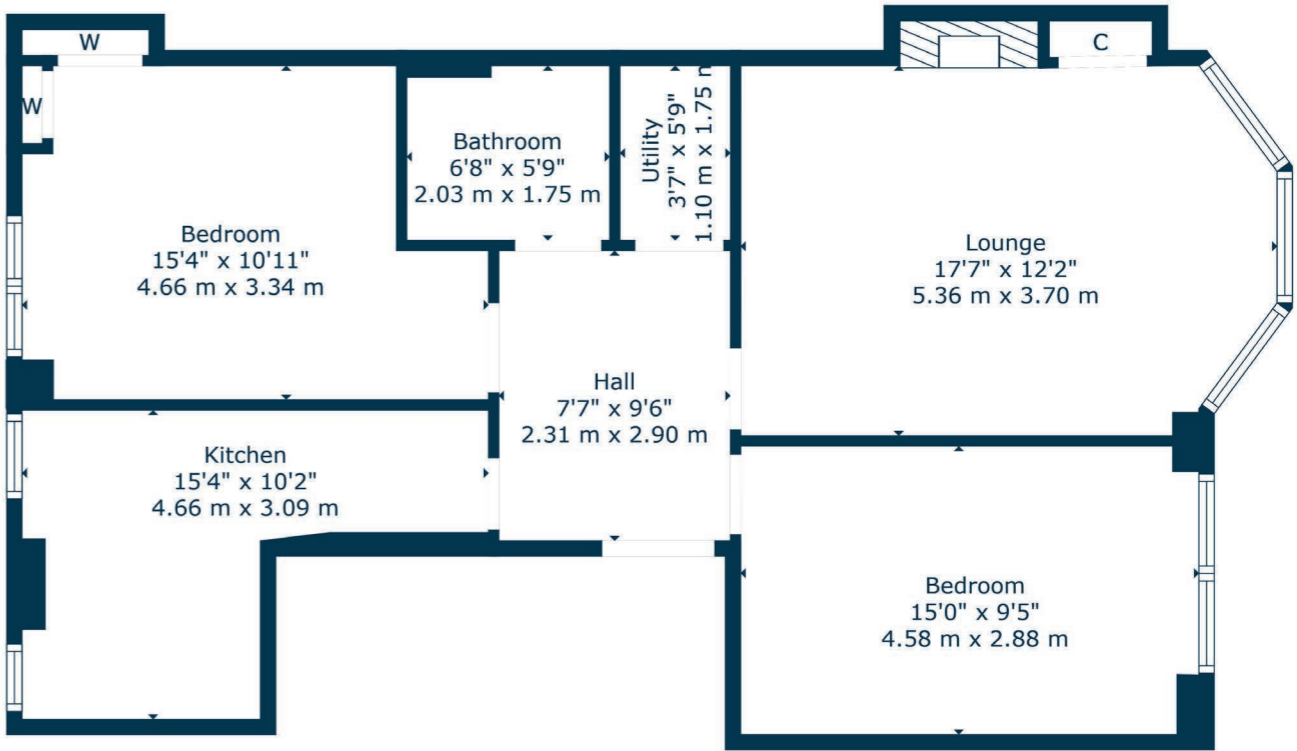
1 | PUBLIC ROOM

Situated on the preferred first floor at 47 Edgehill Road, is this superb and beautifully presented two-bedroom tenement flat, boasting a plethora of period features including cornicing, architraves and feature fireplaces. Located in the very heart of Broomhill and in close proximity 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-kept communal hall and in turn provides access to the well-maintained residents rear gardens. The internal accommodation, which has been lovingly maintained by the current owner, comprises; welcoming reception hall with a storage/utility room off, and a fantastic bay windowed lounge to the front with feature fireplace and beautiful cornice work. To the rear, is a modern kitchen with plentiful supply of base and wall mounted units, integrated appliances and open outlook over the well-maintained communal gardens. There are two well-portioned double bedrooms, both offering ample space for free standing storage and finally, a stylish family bathroom with three piece suite, tastefully completing the accommodation on offer.

The property has double glazed windows throughout, 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 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.

Public transport is available by bus, rail and underground, with a bus service operating on Broomhill Drive and Crow Road, railway stations at Hyndland and Partick and an underground station at Partick. There are also good road links to the City Centre, Glasgow International Airport and beyond.

**WE5306** | Sat Nav: 1/1 47 Edgehill Road, Broomhill, Glasgow, G11 7JB

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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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