



Flat 2/1, 14 Norval Street, Partick, Glasgow, G11 7RX

TO LET

£250,000





- Rarely available "The Printworks" apartment
- Benefits from a Resident's Roof Terrace
- Private gated parking
- Excellent local amenities and transport links
- Massive open plan lounge / dining / kitchen
- Prime West End location
- Secure courtyard video entry
- Lift access to all floors
- Early viewing recommended
- Beautifully presented and rare opportunity

## THE PROPERTY

Spacious two bedroom modern apartment forming part of "The Print Works" development in Partick.

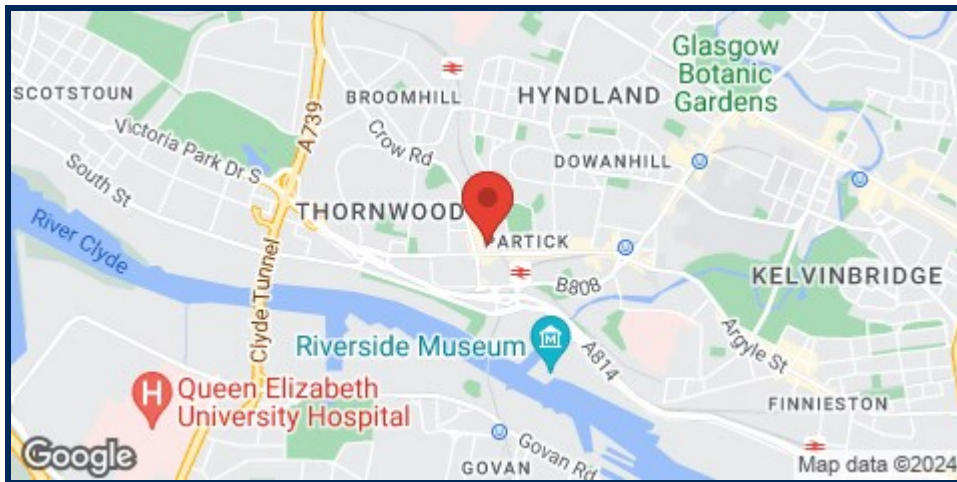
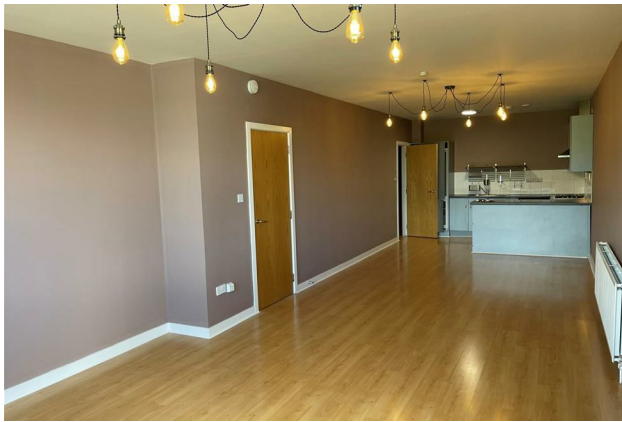
The building was converted to residential accommodation in 2001 and includes video security entry system, secure allocated gated parking space, lift access to all floors.

This attractive apartment also has the bonus of a communal resident's roof terrace perfect for viewing the panoramic skyline of the City and also ideal for al fresco dining and meeting up with friends and family

The apartment is immaculately presented and generously proportioned with natural light flooding the large impressive open plan lounge/dining/kitchen. There are two spacious double bedrooms featuring mirrored wardrobes, with the master enjoying an en-suite shower room, and family bathroom

Exceptionally well placed in the fashionable West End with its enviable selection of local amenities due to its eclectic mix of shops, cafe bars and restaurants, Partick Station is nearby with overground and underground services and Crow Road Retail Park is just next to the development. Within walking distance to the University of Glasgow, Botanic Gardens and Kelvingrove Park, The City Centre, Clydeside Expressway, M8 and Clyde Tunnel are easily accessible.

EPC Band C  
Council Tax Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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