






Dumbarton Road
Partick, Glasgow
G11 6TG

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Offers Over £140,000

This spacious Top (2nd) Floor Flat is situated in a well maintained blonde sandstone tenement and offers good sized accommodation throughout.

The building is accessed via security controlled front door on Dumbarton Road and this opens to a well presented communal entrance with bright staircase leading to all levels.

The flat itself is a great size and is currently a generous 1 bedroom apartment but could, if required, be changed within the same footprint to create a 2 bedroom apartment (subject to warrant).

The current accommodation comprises an L shaped hallway with a cloak room at the front door which has a very neat w.c. with wash hand basin above.



Home Report Valuation £150,000

www.packdetails.com

Reference: HP760358

Postcode: G11 6TG

Council Tax Band C

EPC Rating C



The main lounge/living room has a picture window at the front looking onto Dumbarton Road and the room itself is an excellent size with feature wall on one side and ample space for large furniture.

The dining sized kitchen has window to the rear and a range of floor and wall storage units with integrated sink and drainer and a built in hob. There is space at the far side for large dining table.

Large double bedroom with window to the rear and again plenty space within the room for free standing wardrobes and dressing units.



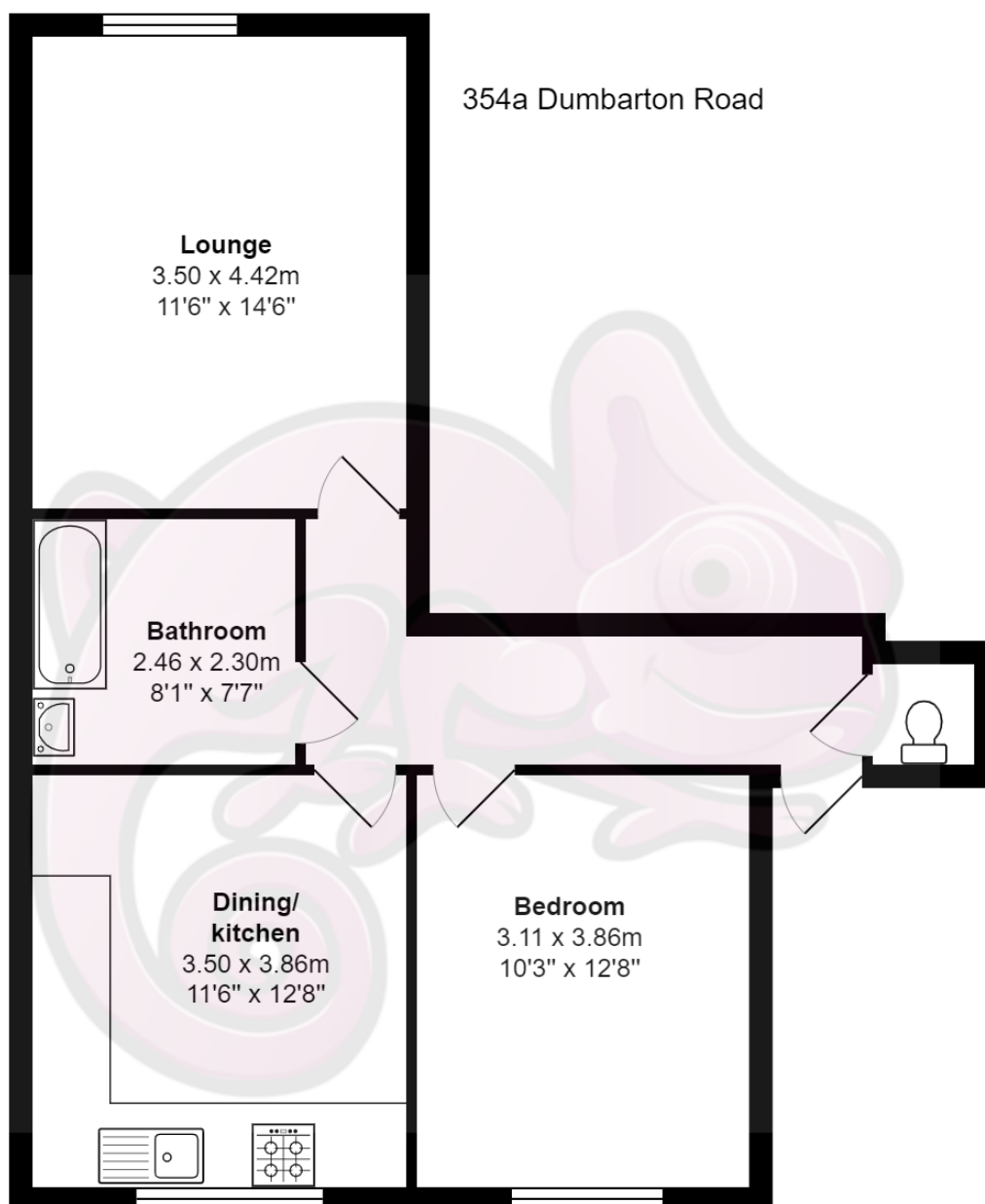
The bathroom is within the former two recess areas and is a large well presented space with two piece suite comprising panelled bath, wash hand basin and again plenty space for free standing storage units.

The property further benefits from gas central heating, partial double glazing and a communal lawned drying green to the rear



Vendor Comments

You could not ask to say in a more convenient location as we can walk to the West End and Byres Road within a few minutes. Underground and rail station also incredibly handy.



Total Area: 56.6 m² ... 609 ft²

All measurements are approximate and for display purposes only

Location

The flat benefits from a fantastic location only a short distance away from the retail park on Crow Road and the many amenities on Dumbarton Road and Byres Road. Further shopping facilities and amenities can be found at Broomhill and Anniesland Cross which is only a short drive away. The local bus, train and underground links at Partick which are close by, provide travel to surrounding areas, quick access to the city centre and a direct train link to Edinburgh.





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