






Laurel Place  
Thornwood, Glasgow  
G11 7RF

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## Fixed Price £139,995

This Traditional Ground Floor Flat is situated in a well maintained red sandstone building and is in a great location, close to all amenities.

Laurel Place is a quiet street off Thornwood Avenue and is adjacent to the local park and only a short walk form the excellent retail area at Broomhill.

The flat itself is a good size and would make an ideal first time buy or a popular buy to let property due to the sought after location which is ideal for all the Glasgow Universities.

The building is accessed via security controlled front door which opens to a well maintained close and a rear door opens to the communal garden grounds which are mainly lawned and have drying poles and a bin store.

The accommodation comprises hallway, large bay windowed lounge/dining room with space for dining table if required.



Home Report Valuation  
£145,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band B

EPC Rating C



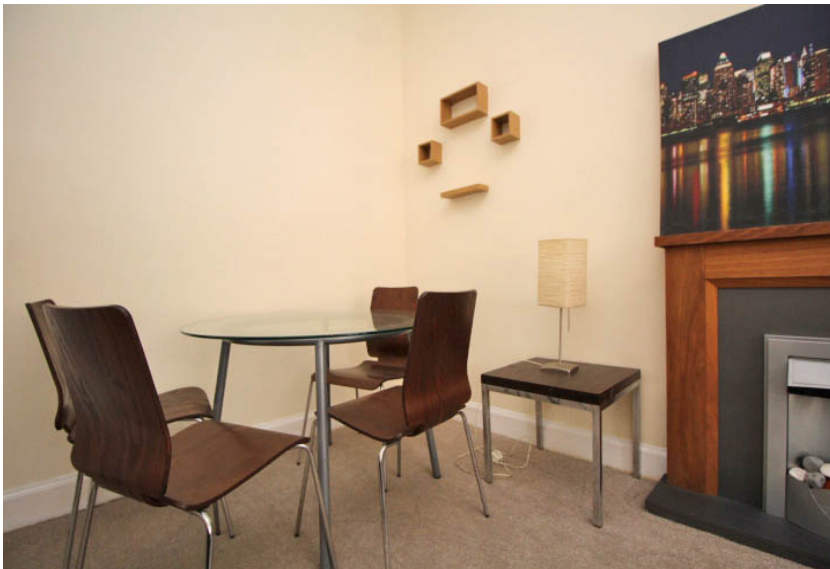
The kitchen is situated in the recess areas and has a range of floor and wall storage units with integrated built in hob, oven and hood. Plumbing for washing machine and space for fridge freezer. Ample worktop surface space and mechanical vent.

The bedroom is at the rear and has a picture window overlooking the garden areas. There is ample space for large free standing wardrobes and a cupboard at the far side which houses the central heating boiler.



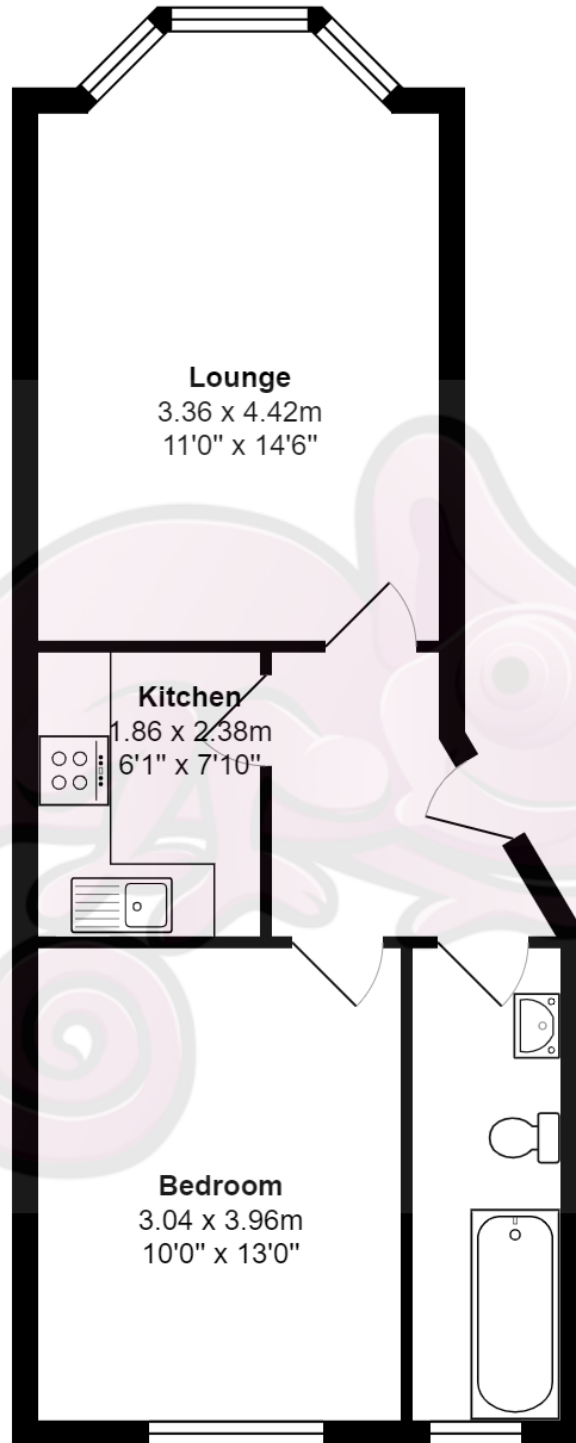
Bright bathroom with three piece suite comprising panelled bath with mains shower and curtain, wash hand basin and low level w.c. Window to the rear.

The property further benefits from gas central heating, security controlled entry and has pvc double glazing.



## Vendor Comments

*This was a great flat as we really enjoyed the quiet setting and it's so handy for the local shops and west end amenities.*

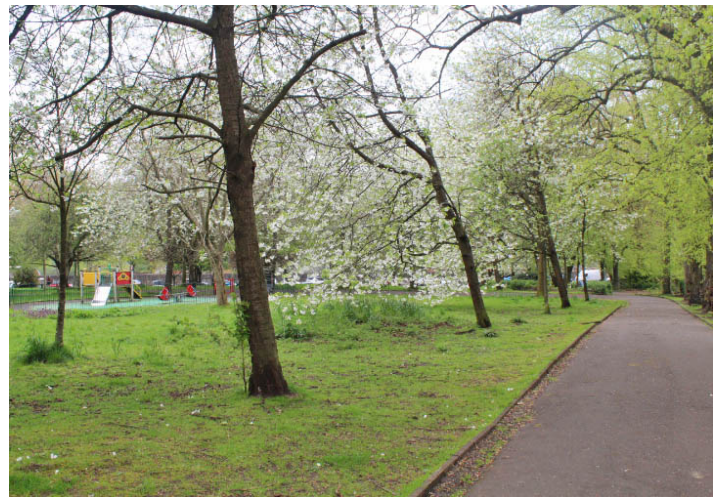


Total Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Locally there is a superb selection of supermarkets from M&S to Sainsburys & Morrisons with further extensive shopping at the Crow Road Retail Park and local shopping on Dumbarton Road. There are several cafes, restaurants and bars in close proximity at nearby Broomhill Cross, Partick and Hyndland and Partick Interchange offers Tube, trains for Glasgow city centre and Edinburgh direct and a bus terminal. Glasgow University, Gartnavel & the Southern General [QEUH] are all nearby as is Byres Road and the Expressway for routes to M8/M74/M77 and the Clyde Tunnel.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

