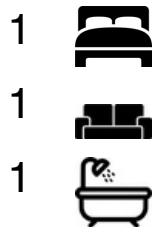




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Dumbarton Road  
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G11 6RJ



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## Offers Over £140,000

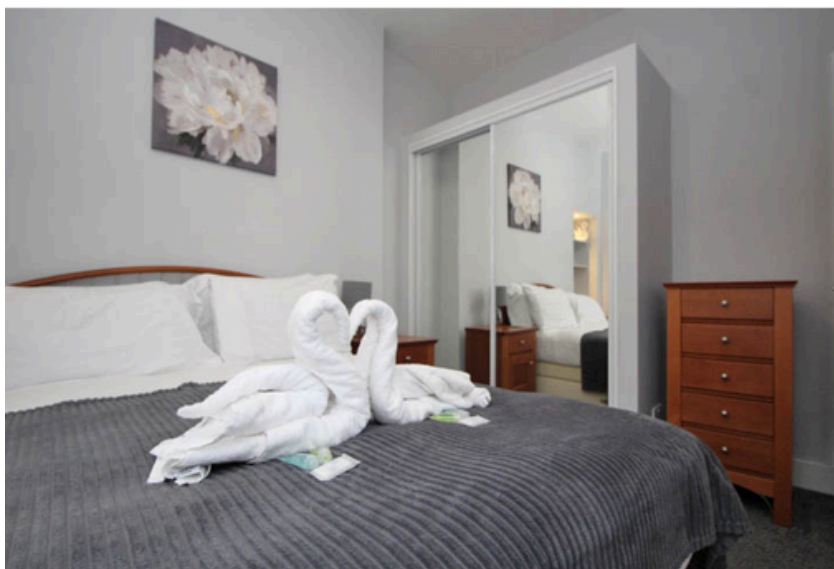
A beautifully presented 1 bedroom flat situated in heart of the West End within walking distance of all amenities.

The property comprises a stunning first floor flat situated within a traditional red sandstone building close to public transport and excellent motorway network links with convenient access to the city centre.

This particular apartment has been significantly upgraded over the last few years and is very much in walk-in condition with everything having been upgraded to a high standard and would make an ideal first home for the successful purchaser.

At the front there is a security controlled main door opening to a well maintained common entrance close and at the rear there is access to the communal garden area.

Internally the accommodation comprises L shaped hallway, large main bay window lounge/ living room with fresh decoration and quality flooring



**Home Report Valuation  
£150,000**

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP781334  
Postcode: G11 6RJ

Council Tax Band B

EPC Rating C





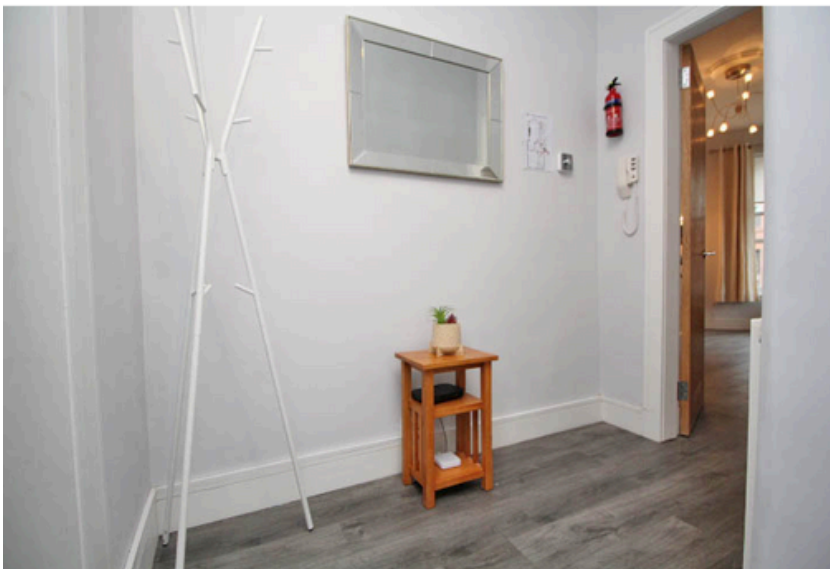
At the far side, and in the recess area, is a lovely modern fitted kitchen with integrated oven and hob, inset sink and drainer, splashback tiling with attractive under lighting and a cleverly created breakfast bar space which comfortably has seating for two.

The double bedroom has a window to the rear and ample space for free standing wardrobes with further storage cupboard at the far side. Also, in the far corner is a shelved study/store area with inset down lighter and power for p.c



The shower room is really well done and beautifully finished comprising a neat small wash hand basin, large rectangular shower enclosure with rain head shower and at the far end is a low level w.c. Window to the rear and tiled floor.

This particular property has been granted a short term let license to trade as an Airbnb which it has done successfully for many years with the last 2 years showing a rental income of c. £23,000 per annum which shows how appealing this particular flat and the location is. The license is assignable and is valid until September 2027

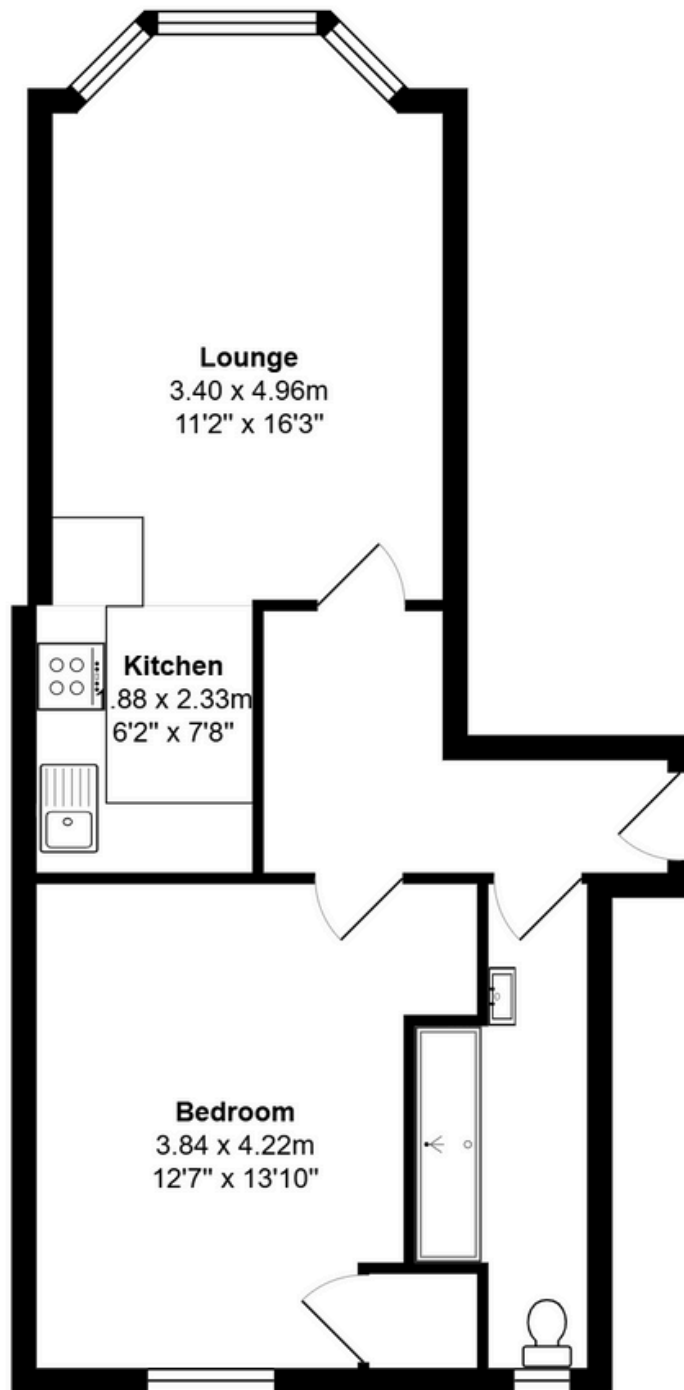


The property further benefits from gas central heating and has double glazing.

The current owner has also said all items within the property may also be included subject to sale price and negotiations.

## Vendor Comments

This has been an excellent property.  
We have successfully been running as a popular Airbnb for many years and hope the next buyer enjoys the fact we have such high ratings for the apartment which should mean continued success.



Total Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

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.





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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.

