



**SOLICITORS & ESTATE AGENTS**



**First Floor Flat  
8 Fairlie Park Drive, Flat 1/1 Partick, GLASGOW G11 7SR  
Offers Over £139,000**



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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This excellently presented and newly renovated one bedroom first floor flat is set within a traditional building in the ever-popular Partick district of Glasgow's West End. Access is via a well maintained and recently repainted shared entrance and staircase. A voice-controlled security door entry system provides additional security and convenience.

Internally, the property offers bright and comfortable accommodation throughout. The South facing spacious lounge is flooded with natural light from its large bay windows, creating a welcoming and airy environment, ideal for both relaxing and entertaining. To the rear of the lounge is a recess ideally suited to use as either a home office or dining area.

The kitchen is efficiently designed in a fresh, modern style, featuring white units complemented by wood effect worktops and matching splashback. Thoughtfully laid out to maximise space, it provides excellent storage and worktop area, along with a gas hob, extractor hood/fan (venting to the outside) and new electric oven. Kitchen appliances are completed with a washing machine and fridge/freezer, both included in the sale. Opposite the kitchen is a shallow alcove currently fitted with shelving and providing space for additional floor units or a small breakfast bar.

The double bedroom benefits from built in wardrobes, offering practical storage while maintaining a clean and uncluttered feel. The bathroom is well appointed with an overhead shower and contemporary wet wall finish, further enhanced by the added luxury of underfloor heating, providing warmth and comfort all year round.

Additional features include UPVC double glazing and Gas Central Heating throughout for improved energy efficiency and comfort. Additional storage has been created by floored loft areas above the kitchen, hall and bathroom.

Externally, residents have access to a shared rear garden area, and on street parking is readily available. Situated in the heart of Partick, the property enjoys close proximity to a wide range of local amenities including cafés, shops, supermarkets and transport links, making it an ideal purchase for first-time buyers, professionals or investors seeking a well-connected West End location with dedicated home office space.

## EPC Rating

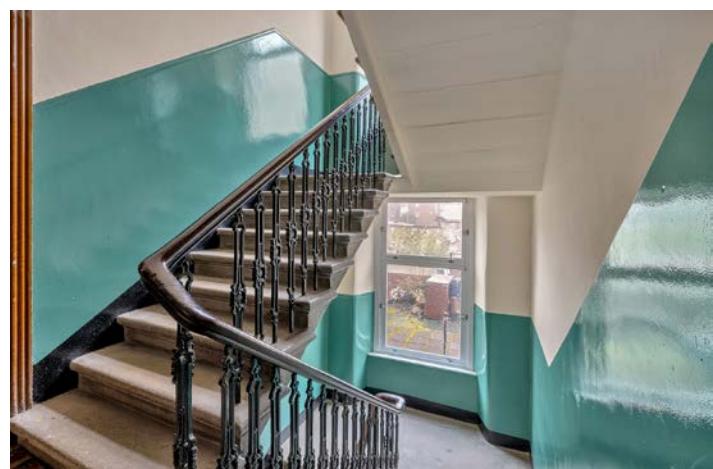
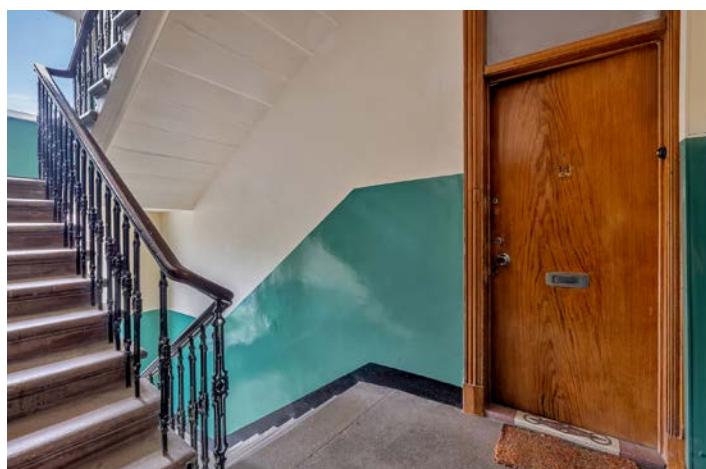
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## Measurements

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Lounge/Dining	20'10" (6.35m) x 10'6" (3.20m)
Kitchen	8'0" (2.44m) x 5'8" (1.73m)
Bedroom	9'9" (2.97m) x 10'2" (3.10m)
Bathroom	14'2" (4.32m) x 4'0" (1.22m)



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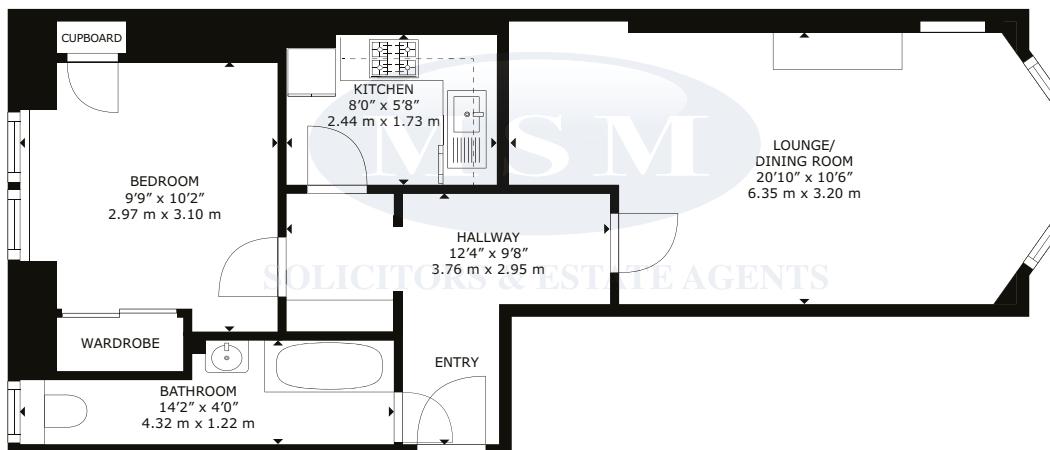
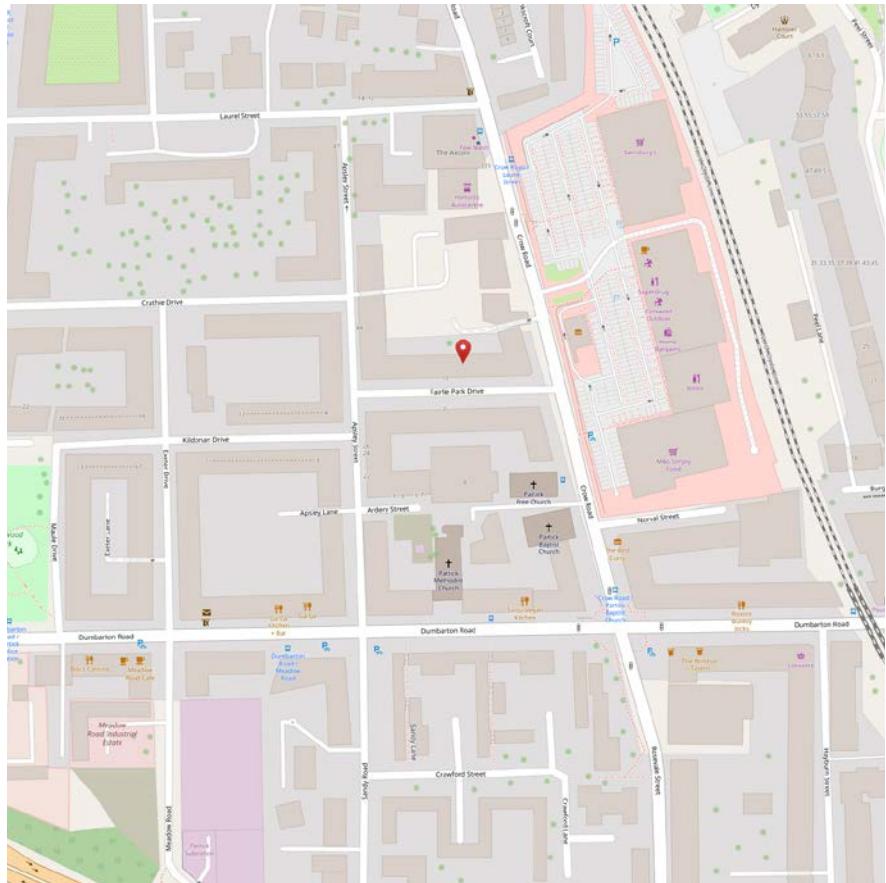
## Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head south on Crow Road (B808) towards Partick Cross. Continue straight through Partick Cross, passing Dumbarton Road, and proceed ahead. Turn left onto Fairlie Park Drive and continue along the road, where number 8 will be located on the left hand side.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
FLOOR PLAN: 484 sq. ft., 45 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.