



3 Bedroom Flat / Apartment

£2,100 PCM

Bastion Property Management are delighted to bring to the market this first floor three bedroom furnished apartment, located within a quiet close containing four properties, on the corner of Fortrose Street and Dumbarton Road. Viewing is highly recommended to appreciate the accommodation on offer.

Access to the property is gained through the secure communal hallway. The accommodation comprises entrance hall, bright spacious lounge, modern fitted kitchen/diner. In the kitchen there are light beech effect base and wall units with complimentary worktops. Included in the kitchen is an oven, hob, cooker hood, fridge/freezer and washing machine.

There are three double bedrooms, one with an ensuite bathroom facility. Family bathroom consists of; WC, wash hand basin and corner shower cubicle.

The property further benefits electric central heating, double glazing and is brightly decorated with a variety of different floor coverings throughout.

The rear garden is accessible from ground level.

This property is ideally situated for young professionals and students studying at Glasgow University. It is located within a quiet area containing four properties, on the corner of Fortrose Street and Dumbarton Road, a few minutes walk from Byres Road and Glasgow's vibrant West End. There is a wealth of amenities including bars, bistros and restaurants close by as well as public transport services via bus, rail and underground. It's just a five-minute walk to Partick Train Station. There is also a subway station, giving access to the city centre in minutes.

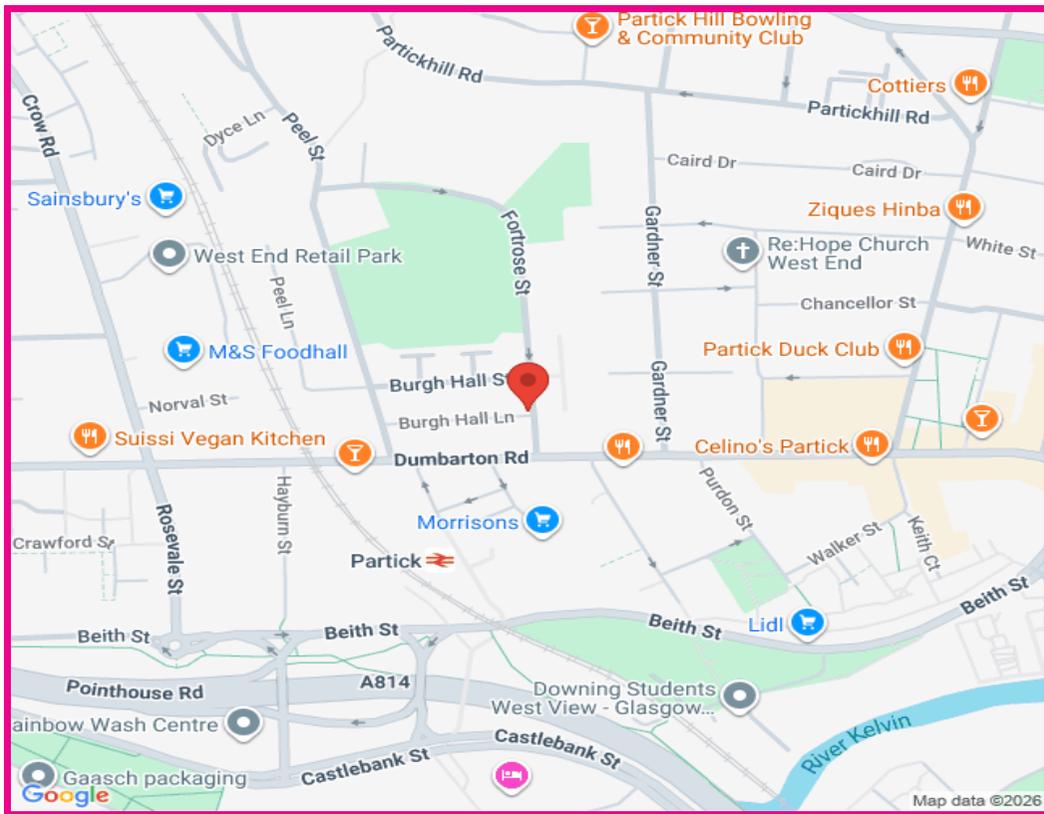
## Room Sizes

All measurements taken from widest point.

No measurements given on rental properties







### Travel Directions

Starting at Glasgow Central, Gordon Street, head south on Union St towards Argyle St. Continue on to Jamaica St then turn right onto Broomielaw, A814. Turn right on to Brown St then left onto Argyle St, A814. Slight left to stay on Argyle St and continue to follow A814. Keep right to continue on Pointhouse Rd, continue to follow A814. Take the exit toward Whiteinch/Broomhill. At the roundabout take the 5th exit onto Dumbarton Road, left onto Peel St then right onto Burgh Hall Lane. Your destination will be on the right.



**BASTION**

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### Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.