



3/2, 133 Broomhill Drive, Glasgow, G11 7NB

Offers Over £290,000

- Traditional two bedroom flat in Broomhill
- Modern Kitchen and Bathroom
- Separate Dining room
- Well presented shared garden to the rear of the building
- Top floor position offering stunning rear aspects towards the Campsies
- Bay window Lounge
- Gas central heating (Worcester fitted 2025)
- EER Band D

133 Broomhill Drive, Glasgow G11 7NB

Set within the highly desirable Broomhill district in Glasgow's West End, this impressive top floor traditional two-bedroom flat on Broomhill Drive offers a superb blend of classic character and modern living.



Council Tax Band:



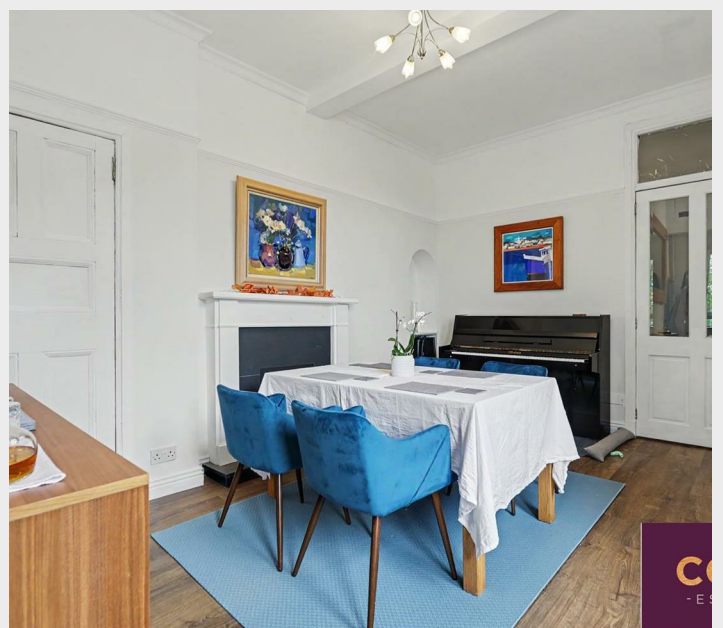
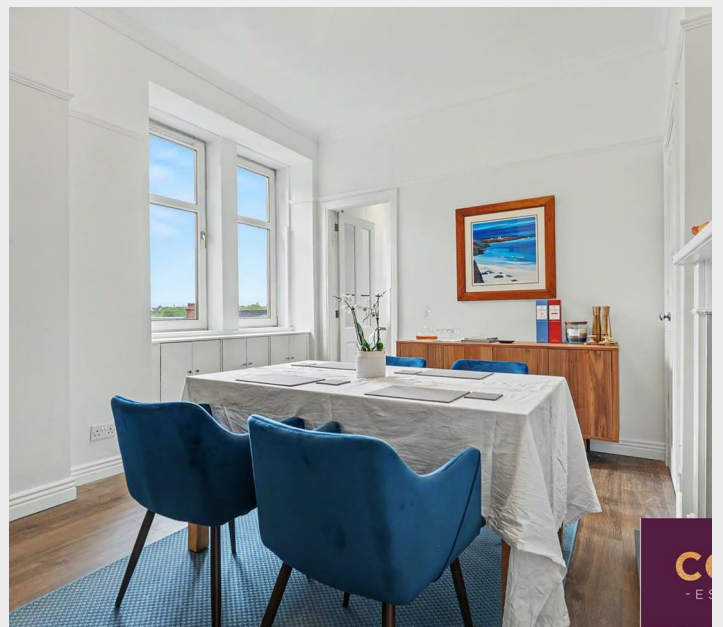
The property boasts two generous public rooms, providing flexible accommodation ideal for both relaxing and entertaining. High ceilings, large windows, and traditional features enhance the sense of space and light throughout.

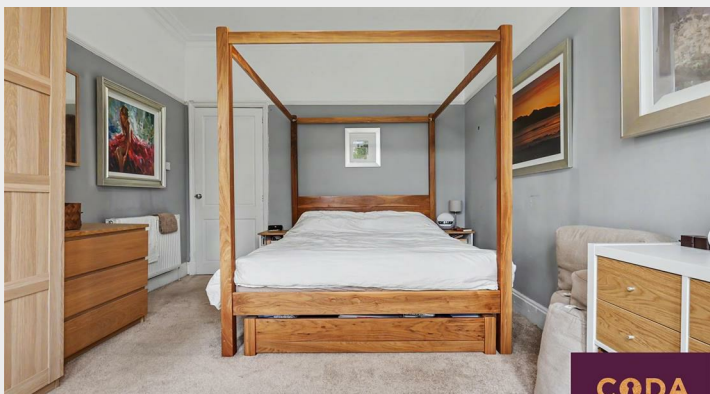
The modern kitchen is well-appointed with contemporary fittings and ample storage, making it both stylish and practical, also featuring a convenient poulet. The accommodation is further complemented by a modern bathroom finished to a high standard.

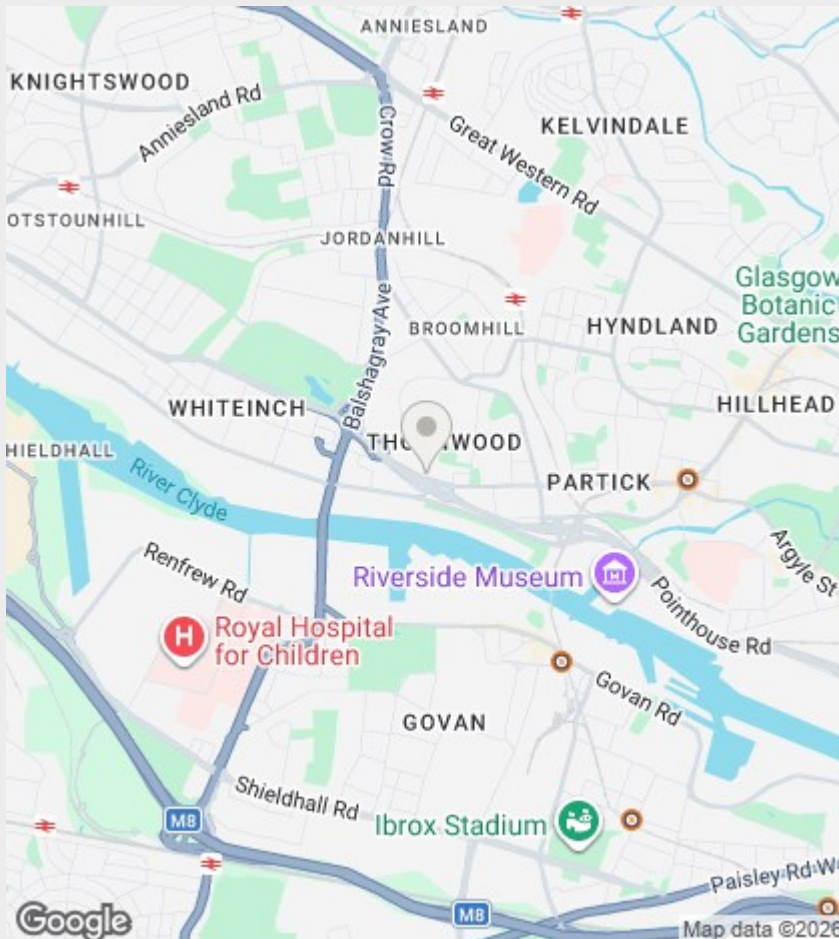
Both bedrooms are well-proportioned, offering comfortable and versatile living space suitable for a range of buyers.

Situated in a sought-after residential area, the flat benefits from excellent local amenities, transport links, and easy access to Glasgow's West End and City Centre.

Early viewing is highly recommended to appreciate the quality and location of this charming home.







Directions

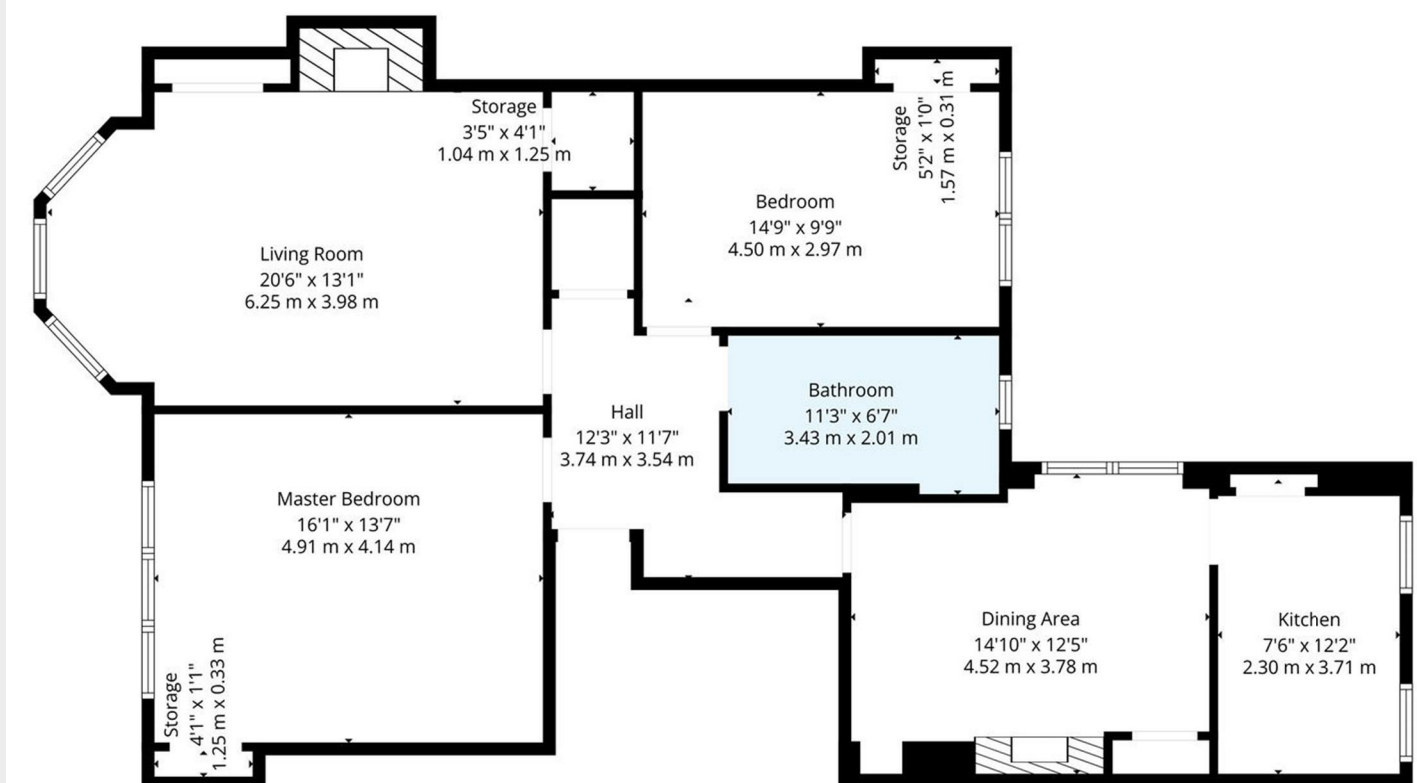
Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		



TOTAL: 1101 sq. ft, 102 m2

1st floor: 1101 sq. ft, 102 m2

EXCLUDED AREAS: STORAGE: 21'1" x 5'3" 6.42 m x 1.60 m, 11'1" x 5'3" 3.38 m x 1.60 m, 4'1" x 1'1" 1.25 m x 0.33 m