



SOLICITORS & ESTATE AGENTS



First Floor Flat
Flat 1/2, 7 Thornwood Road, Thornwood, Glasgow G11 7RA
Offers Over £185,000



VIEWING

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

Description

This three bedroom first floor flat offers bright, spacious accommodation set within a highly desirable pocket of Glasgow's vibrant West End. Blending generous proportions with charming traditional features, the property provides a superb opportunity for a wide range of buyers, from young professionals to growing families.

A welcoming entrance vestibule leads into a broad reception hallway, setting the tone for the space and character found throughout. The living room is a standout feature of the home, offering a bright and inviting setting with ample space for both relaxing and entertaining. The kitchen is well appointed with a range of wall and base units, providing excellent storage and workspace, making it both practical and stylish for everyday living.

The property boasts three well proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or additional living space, depending on individual requirements. The shower room is finished with a contemporary suite, designed for convenience and comfort.

Further benefits include uPVC double glazing and gas central heating, ensuring warmth and efficiency throughout the year. In addition, the property has excellent storage space which includes a large cupboard in the entrance porch together with a large cellar on the ground floor which has electrics. Externally, there is on-street parking available, along with access to shared garden grounds.

Situated on Thornwood Road, the property enjoys an enviable location within the heart of the West End. The area is renowned for its eclectic mix of cafés, restaurants, bars and boutique shops, all within easy walking distance. Excellent transport links are available nearby, including regular bus services and access to the underground, providing quick and easy travel throughout Glasgow and beyond. The nearby green spaces, including Victoria Park, offer beautiful outdoor areas to enjoy, while highly regarded schooling and local amenities further enhance the appeal of this fantastic location.

Early viewing is highly recommended to fully appreciate the space, style and prime setting this property has to offer.

EPC Rating

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Measurements

HALLWAY	20'9" x 7'8" 6.33 m x 2.34 m
LOUNGE	11'11" x 17'6" 3.63 m x 5.33 m
KITCHEN	8'4" x 13'4" 2.53 m x 4.06 m
BEDROOM 1	12'6" x 11'10" 3.80 m x 3.60 m
BEDROOM 2	12'0" x 11'10" 3.65 m x 3.60 m
BEDROOM 3	10'5" x 11'10" 3.18 m x 3.60 m
SHOWER ROOM	5'1" x 8'10" 1.55 m x 2.69 m



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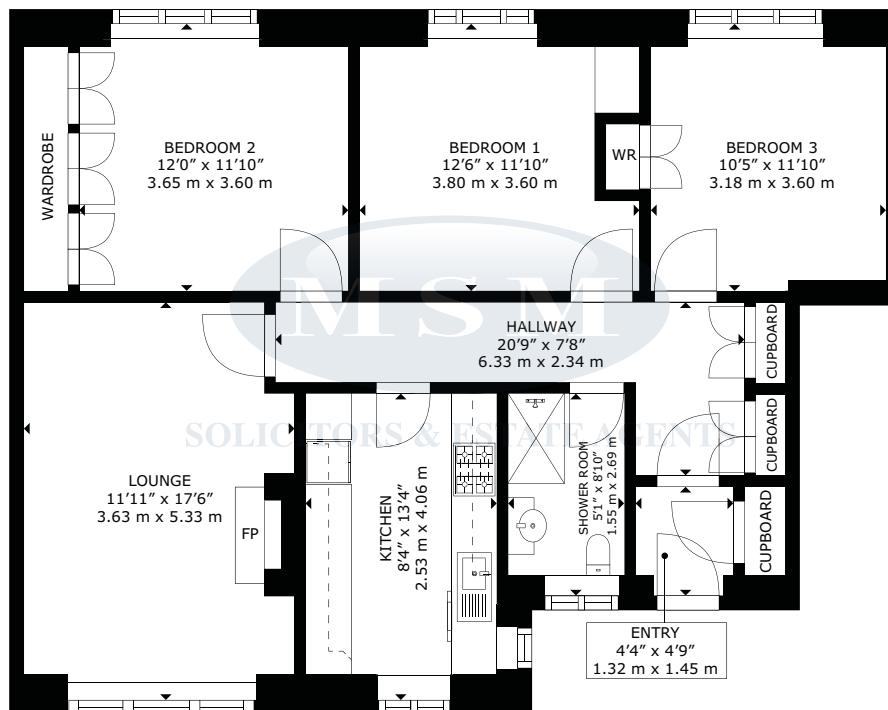
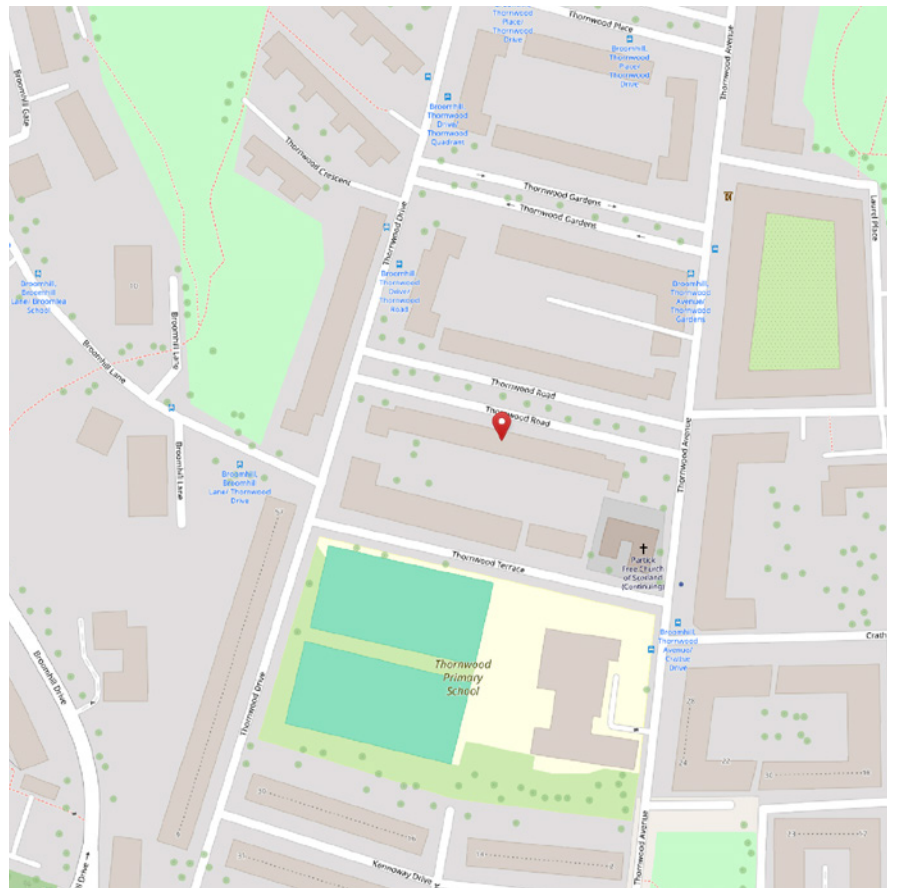
Travel Directions

Starting from MSM, 43 Crow Road, Glasgow G11 7SH, head south on Crow Road towards Partick Cross, continuing straight ahead onto Broomhill Drive. At the junction with Dumbarton Road, turn left and follow the road briefly before taking a right onto Thornwood Drive. Continue along Thornwood Drive and then turn left onto Thornwood Road, where your destination, 7 Thornwood Road, will be 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: 969 sq. ft., 90 m²
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.

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