



- Spacious top-floor, two-bedroom apartment within a handsome red sandstone tenement.
- Highly sought-after Crow Road address in the heart of Broomhill.
- Secure door entry system and beautifully refurbished tiled communal close.

3/2, 310 Crow Road, Hyndland, Glasgow, G11 7HS

EVE Property are delighted to bring to the open sales market this spacious two-bedroom top floor apartment in the heart of Broomhill. Occupying the top floor of a handsome red sandstone tenement above the shops at Broomhill Cross, this beautifully presented apartment enjoys a prime position on the ever-popular Crow Road. Offering bright, spacious accommodation, spectacular open views and a wealth of period character, this impressive home is ideally placed to take advantage of the excellent amenities found throughout Broomhill, Hyndland and Partick.



Property Description

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The building is accessed via a secure door entry system leading to a well-maintained and attractively refurbished tiled communal close.

The property forms part of a self-factored building, managed by the owners, with no external factor in place.

Internally, the apartment has been extensively renovated by the current owner in recent years and has been exceptionally well maintained. A welcoming reception hallway provides access to all principal apartments, with an attractive stained-glass front door offering a charming reminder of the building's original character.

The impressive bay-windowed lounge is flooded with natural light and enjoys open outlooks across the surrounding area. The fitted kitchen is well equipped with a range of wall and floor-mounted units, providing ample storage and workspace.





There are two generous double bedrooms, together with a versatile dressing area off the hallway fitted with hanging rails and shelving. This flexible space could equally serve as a home office or study, ideal for modern living.

The partially tiled bathroom is fitted with a contemporary white three-piece suite incorporating a shower over the bath and complemented by a chrome heated towel rail.

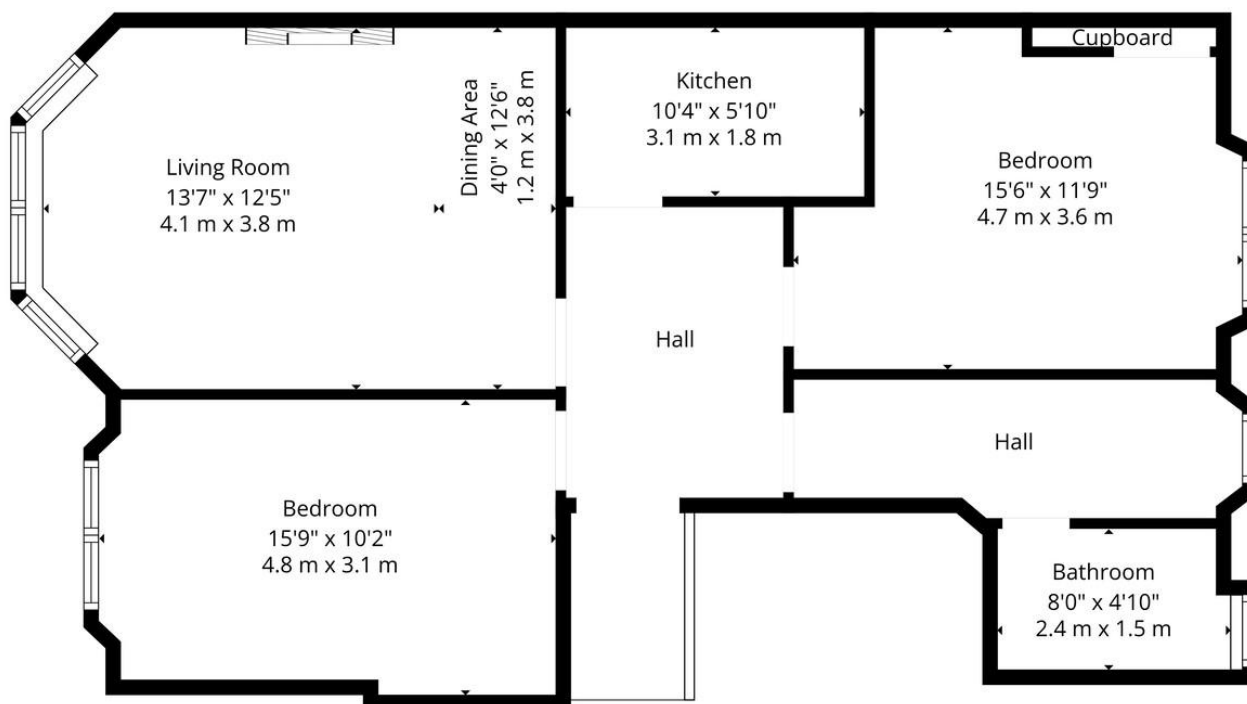
Further features include high ceilings, oak internal doors, wood flooring throughout the principal apartments, UPVC double glazing and gas central heating. The décor is fresh, modern and tastefully complements the property's period features.



This outstanding apartment will appeal to a broad range of buyers, including first-time purchasers, young professionals seeking a stylish West End home, or investors looking for an excellent buy-to-let opportunity.

Crow Road enjoys an enviable location with an excellent selection of local cafés, restaurants, wine bars and independent shops all within easy walking distance. Victoria Park, the Queen Elizabeth University Hospital and the Royal Hospital for Children are all close by, while further shopping is available at the nearby West End Retail Park, including Marks & Spencer and Sainsbury's, as well as the vibrant amenities of Hyndland Road and Byres Road.





Total: 799 sq. Ft, 74 m²
 Ground Floor: 799 sq. Ft, 74 m²
 Excluded Areas: Walls: 66 sq. Ft, 6 m²



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The area is exceptionally well served by public transport, with Hyndland, Jordanhill and Partick railway stations, together with Partick Underground station, all within easy reach. Regular bus services operate along Crow Road and Broomhill Drive, while the location is also convenient for many of Glasgow's major employers, including the BBC, STV, the University of Glasgow and several leading hospitals.

Families will also appreciate the excellent choice of highly regarded nursery, primary and secondary schooling available in both the state and independent sectors.

Early viewing is highly recommended to appreciate the quality of accommodation and outstanding location on offer.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.