



**2/1, 52, FORTROSE STREET**

GLASGOW

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

A well proportioned three bedroom apartment occupying a prominent south facing position on Fortrose Street, with open views across the West of Scotland Cricket Ground in the sought after West End district of Partickhill.

This fully furnished property is entered via a secure communal close into a well maintained shared hallway, with the flat positioned on an upper level and benefiting from excellent natural light throughout. Internally, the accommodation opens into a welcoming foyer which leads into a central hall providing access to all principal rooms.

The living room is set to the front of the property and enjoys an open outlook across the cricket ground. The proportions allow for both living and dining furniture and the south facing aspect ensures the room remains bright throughout the day. Adjacent to the living room is a dedicated dining area which connects directly to the kitchen, creating a practical and well defined layout.

The kitchen is well sized and includes a useful pantry cupboard providing additional storage. The layout offers good worktop space and clear separation between cooking and dining areas. There are three well proportioned bedrooms, all positioned to the quieter side of the property and offering flexibility for family living, home working or professional sharing. The principal bedroom sits to the rear, while the remaining two bedrooms are generous doubles.

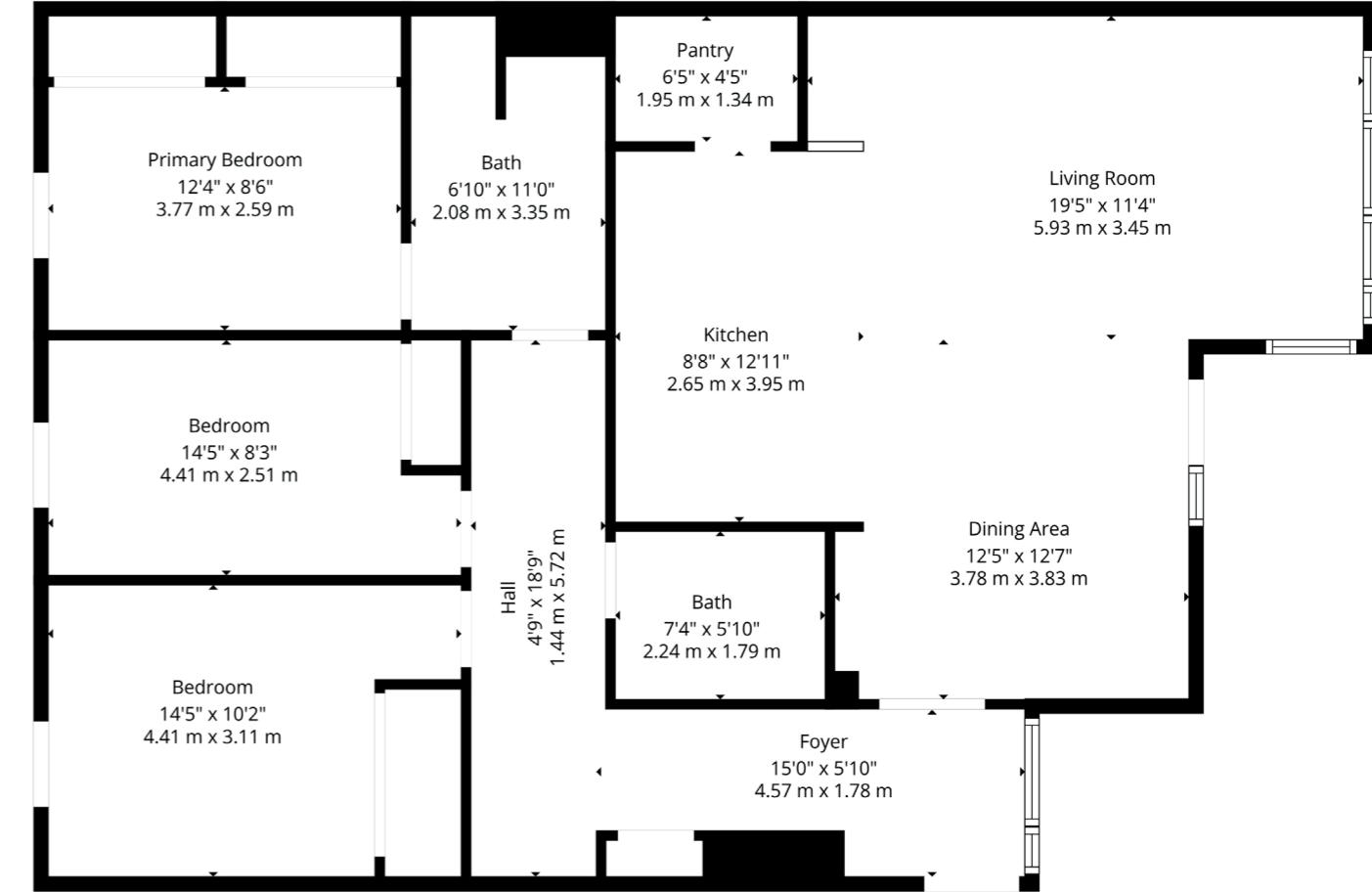
The accommodation is completed by two bathrooms, one larger family bathroom and a second bathroom off the main hallway, providing a practical setup for shared living.

The property benefits from gas central heating, double glazing and residents parking to the rear, with additional on street permit parking available. The building sits on an elevated plot with open aspects to the front and established communal grounds surrounding.









Fortrose Street is located just off Dumbarton Road within the desirable Partickhill area of Glasgow's West End. The immediate area is known for its leafy streets, open outlooks and strong local amenity. Byres Road, Partick Cross and Hyndland are all within easy reach, offering a wide selection of cafés, bars and restaurants. Excellent transport links are close by, including Partick Underground and mainline station, providing quick access to the city centre and beyond. Road links to the major motorway networks are also convenient, making this a strong location for commuting across the central belt.

Property ID: 124 | Sat Nav: 2/1, 52, Fortrose Street, Glasgow, G11 5LP

To find out more about this property, visit [www.domus-letting.co.uk](http://www.domus-letting.co.uk)

\* All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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