



PROPERTY WITH CHARACTER



MAIN DOOR 33 BROOMHILL DRIVE BROOMHILL

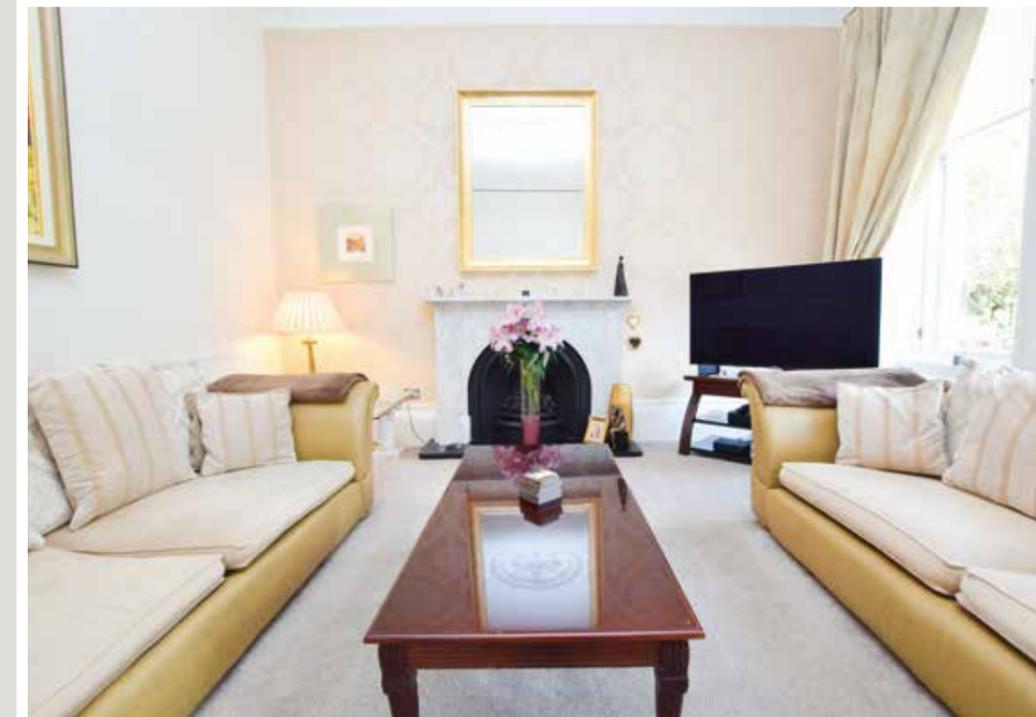


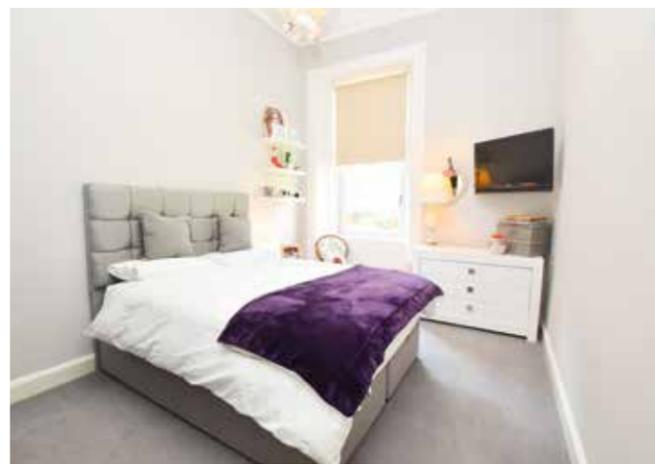
MAIN DOOR, 33 BROOMHILL DRIVE BROOMHILL G11 7AB

A WONDERFUL MAIN DOOR FOUR APARTMENT GROUND FLOOR FLAT IN A TRADITIONAL BLONDE SANDSTONE BUILDING LOCATED IN THE MUCH ADMIRED BROOMHILL AREA.

This immaculate main door ground floor flat is comfortably set back from Broomhill Drive and occupies an enviable West End location. The property is exceptionally well placed for a selection of local amenities on Broomhill Drive, Crow Road and Dumbarton Road together with excellent transport links and access to both The University of Glasgow and The Botanic Gardens.

The internal layout is bright, adaptable and generously proportioned with notable highlights including, a welcoming 'T' shaped reception hall, an outstanding main living room, an impressive dining kitchen which boasts the rare advantage of direct access to a private terrace overlooking the rear gardens, a wonderful bay windowed master bedroom, two further bedroom and a stylish four piece bathroom with a separate shower cubicle. There is excellent storage within the flat and we would also highlight the beautiful traditional features including ornate cornice work, focal point fireplace in the living room and bedroom one and wooden flooring in the reception hall.





ACCOMMODATION

Double storm door entrance vestibule; private main door to really welcoming reception hall with wooden flooring, ceiling cornice and storage cupboard off; fabulous main living room with three windows to front, focal point fireplace with marble surround, storage cupboard off and detailed ceiling cornice; impressive dining kitchen with a range of base and wall units, integrated appliances, pantry cupboard, window to rear and door to private terrace; bedroom one with three section bay window to the front, ornate ceiling cornice, focal point fireplace and large storage cupboard off; bedroom two with window to the rear; bedroom three with window to the rear; stylish four piece bathroom comprising bath, separate shower cubicle, toilet and wash hand basin. The property has gas central heating, recently installed double glazed sash and case style windows to the front and double glazing to the rear. Large private front courtyard area and well presented shared garden to the rear.

SITUATION

The immediate locality provides an excellent and enviable range of facilities and amenities including local shops, delis, bars and cafes on Crow Road. Public transport is also close-by allowing easy commuting to the city centre and beyond. Broomhill Retail Park is very close to hand and Crow Road retail park is only a short walk and offers retailers such as Sainsbury's and Marks and Spencer simply food. Gartnavel General Hospital, The Queen Elizabeth University Hospital and Glasgow University are easily accessible and the nearby Victoria Park is very popular with West End residents offering an exceptional outdoor amenity.

TRAVEL DIRECTIONS

From the Rettie & Co Byres Road office, proceed to the first set of traffic lights and turn left into Highburgh Road. Continue onto Hyndland Road and then at next main traffic lights, turn left into Clarence Drive under the Railway Bridge and then follow up to Broomhill Cross staying in the left hand lane. At the traffic lights at Broomhill Cross bear right then turn left into Broomhill Drive. Proceed down Broomhill Drive, passing a small Shopping Centre on the right. Follow Broomhill Drive and number 33 is towards the foot of the road and is along on the right hand side.



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FULL PROPERTY ADDRESS

Main Door
33 Broomhill Drive
Broomhill
Glasgow
G11 7AB

OUTGOINGS

Glasgow City Council
Tax Band x
EER band: D

FIXTURES & FITTINGS

Only items specifically mentioned in the particulars of sale are included in the sale price.

SERVICES

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

VIEWINGS

By appointment through
Rettie West End LLP,
115 Byres Road
Glasgow G11 5HW
Telephone 0141 341 6000

IMPORTANT NOTICE

The accuracy of this brochure is believed to be correct and it does not form part of a contract. Please visit our website for full terms and conditions of sale.

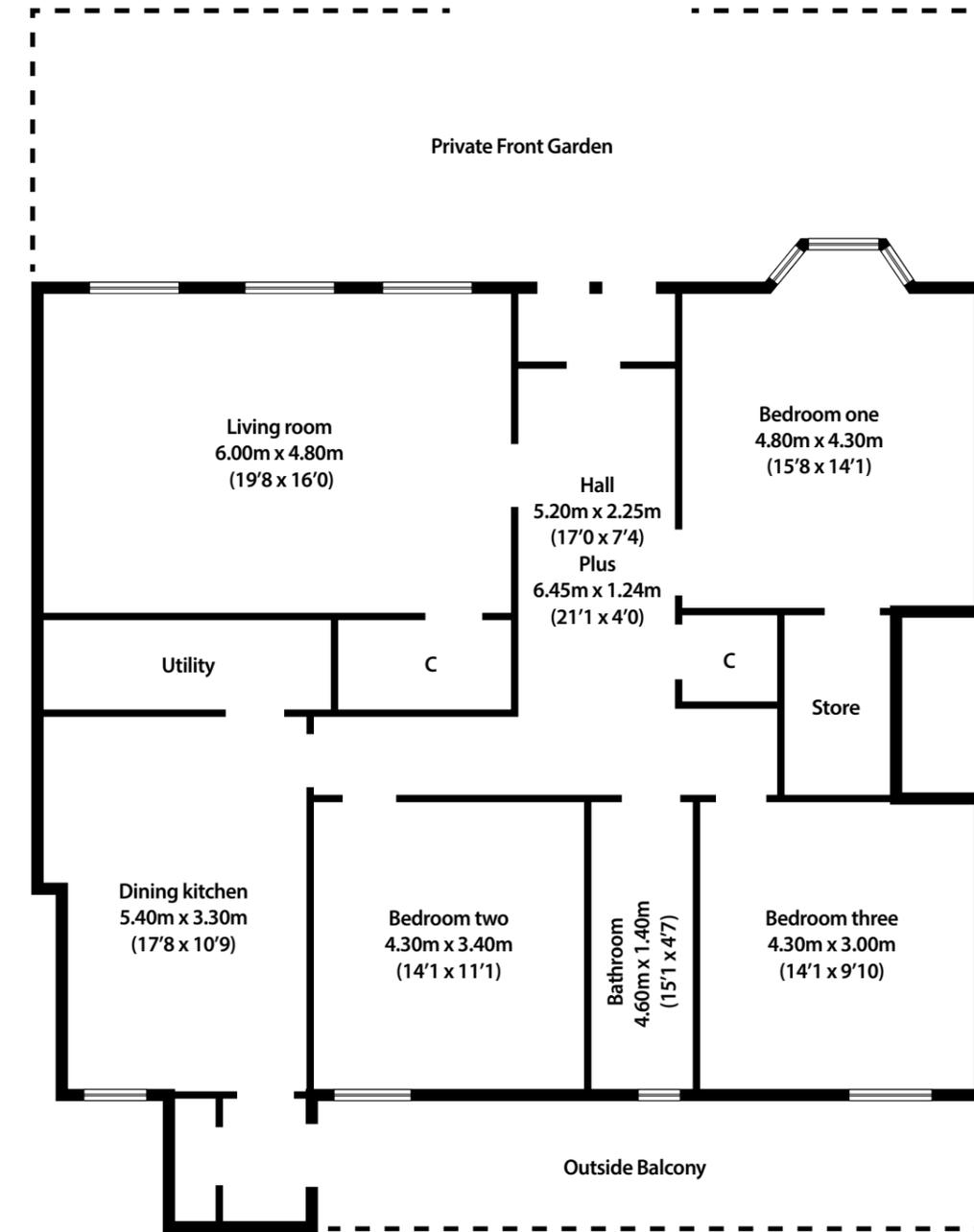
PROPERTY REFERENCE

GWE190286

This property and other properties offered by Rettie West End LLP can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.tlo.co.uk, www.rightmove.co.uk and www.onthemarket.com.



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Please Note: Floorplans are for illustration only and may not be to scale and measured at widest points.



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