



PROPERTY WITH CHARACTER



7 KIRKMICHAEL AVENUE BROOMHILL, GLASGOW



7 KIRKMICHAEL AVENUE BROOMHILL, GLASGOW G11 7QQ

Forming part of a popular residential estate built by Messrs McLean Homes circa 1980s, a modern two storey mid terrace two-bedroom villa located at the end of a no through 'cul de sac'. Internally the property has been very tastefully upgraded and includes a bright living room, stylish refitted dining kitchen, two bedrooms with fitted storage and a lovely modern bathroom. Externally there is a landscaped rear garden. The property is exceptionally well placed to take advantage of a countless selection of amenities on Crow Road at Crow Road Retail Park, shops on Crow Road just beyond Broomhill Cross and Broomhill Retail park located off Broomhill Drive. The property is also well placed for access into Byres Road, The University of Glasgow and the nearby Cross Park offers a pleasant outdoor amenity.





ACCOMMODATION

The accommodation comprises entrance hall; bright living room with a pleasant outlook to over tended residents' lawn area to the front; smart refitted dining kitchen complete with a contemporary range of base and wall units and integrated appliances and storage cupboard off. On the first floor there are two bedrooms both having fitted storage and there is a stylish refitted three-piece bathroom complete with over bath shower, glass shower screen, tiled floor and wall coverings. The property has gas central heating, double glazing, loft storage and residents parking.

SITUATION

Situated near to Broomhill Cross the property is exceptionally handy for numerous local amenities such as Crow Road Retail Park, Hyndland Railway Station, Partick Railway Station, and Dumbarton Road and is also extremely convenient for Byres Road, Glasgow University and access into Glasgow City Centre.

TRAVEL DIRECTIONS

From our Byres Road office travel north to the junction of Highburgh Road. Turn left at the lights and continue onto Hyndland Road. Take the next left at the lights onto Clarence Drive. Continue along Clarence Drive, under the railway bridge and next left into Blairatholl Avenue. Follow the road round turning second right into a car parking area. On foot the property is directly ahead. Number 7 is second from the left.



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FULL PROPERTY ADDRESS

7 Kirkmichael Avenue
Broomhill
Glasgow
G11 7QQ

OUTGOINGS

Glasgow City Council
Tax Band D
EER band: C

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

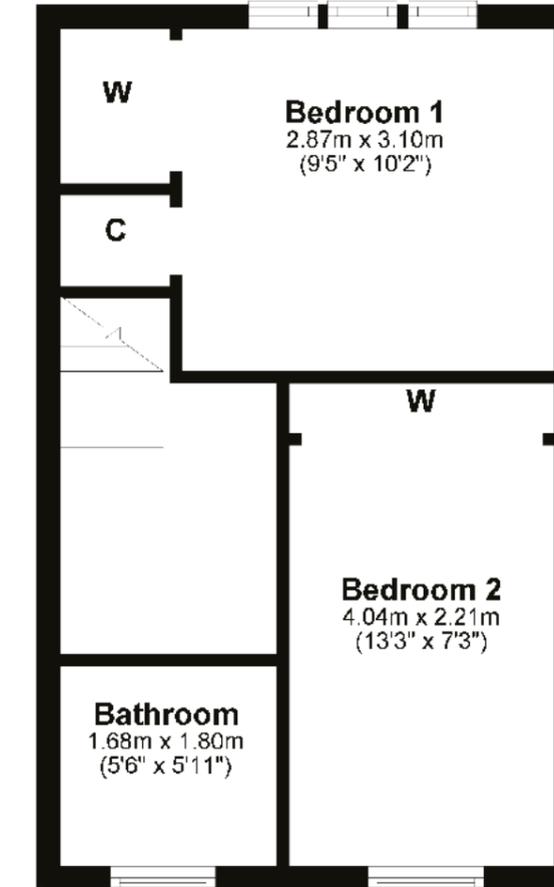
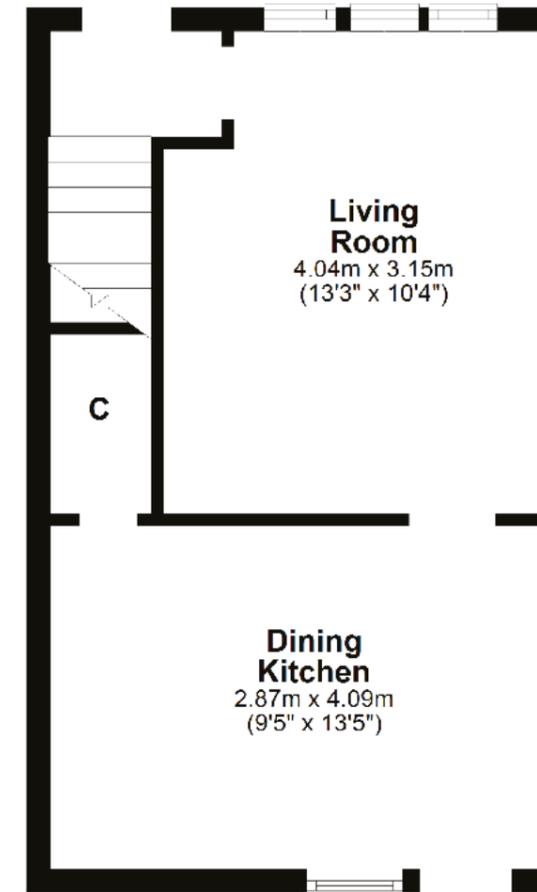
IMPORTANT NOTICE

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

GWE190544

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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