



RETTIE



FLAT 2/1 | 116 BEITH STREET | PARTICK | GLASGOW | OFFERS OVER £129,950 |



116 Beith Street (Flat 2/1) Partick, Glasgow G11 6HB

Glasgow City Centre 2.5 miles | Glasgow Airport 6.6 miles | Glasgow University 1.5 miles



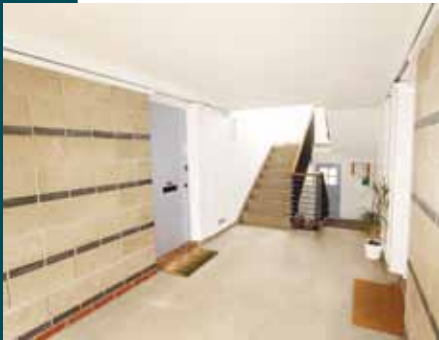
This is a bright and very well presented two bedroom modern south facing flat occupying a particularly convenient west end location.

Number 116 Beith Street is situated a short distance from Dumbarton Road which provides an excellent selection of amenities. Byres Road is within easy reach of the property and provides further choices of local shopping, bars and restaurants. The university of Glasgow and Western Infirmary are both located immediately off Byres Road.



Accommodation

The well appointed accommodation from a welcoming secure residents hall enters a reception hallway with storage off, superb lounge/dining room, breakfasting kitchen with a modern refitted range of wall and base units with tiled splash backs and door to Paris style balcony. There are two bedrooms, bedroom 1 has a fitted wardrobe and the bathroom is complete with a refitted modern white three piece suite with over bath shower. The property is kept warm with gas central heating and the windows are double glazed. There is an immaculate resident’s communal garden to the rear.



The View & Situation

An enviable location well placed for amenities on Dumbarton Road, Hyndland Road and Byres Road, the latter offering an extensive range of social and recreational opportunities. The University of Glasgow and Western Infirmary are both situated off Byres Road. Public transport can be found close by at Partick’s main transport hub which include bus, rail and underground. There are good road links namely the Clydeside Expressway, Clyde Tunnel and M8 motorway network.

Services

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

Inclusions

Only appliances specifically mentioned in the particulars of sale are included in the sale price. In all other respects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

Outgoings

Glasgow City Council - Band D

EPC Rating

The EPC rating is Band C

Viewing

Rettie West End LLP
115 Byres Road
Glasgow G11 5HW
Tel: 0141 341 6000

Local Authority

Glasgow City Council
City Chambers,
Glasgow G2 1DU
Tel: 0141 287 2000



Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via our website entry for this property, to request a copy.

Website

This and other properties can be viewed on our own site at www.rettie.co.uk as well as on www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

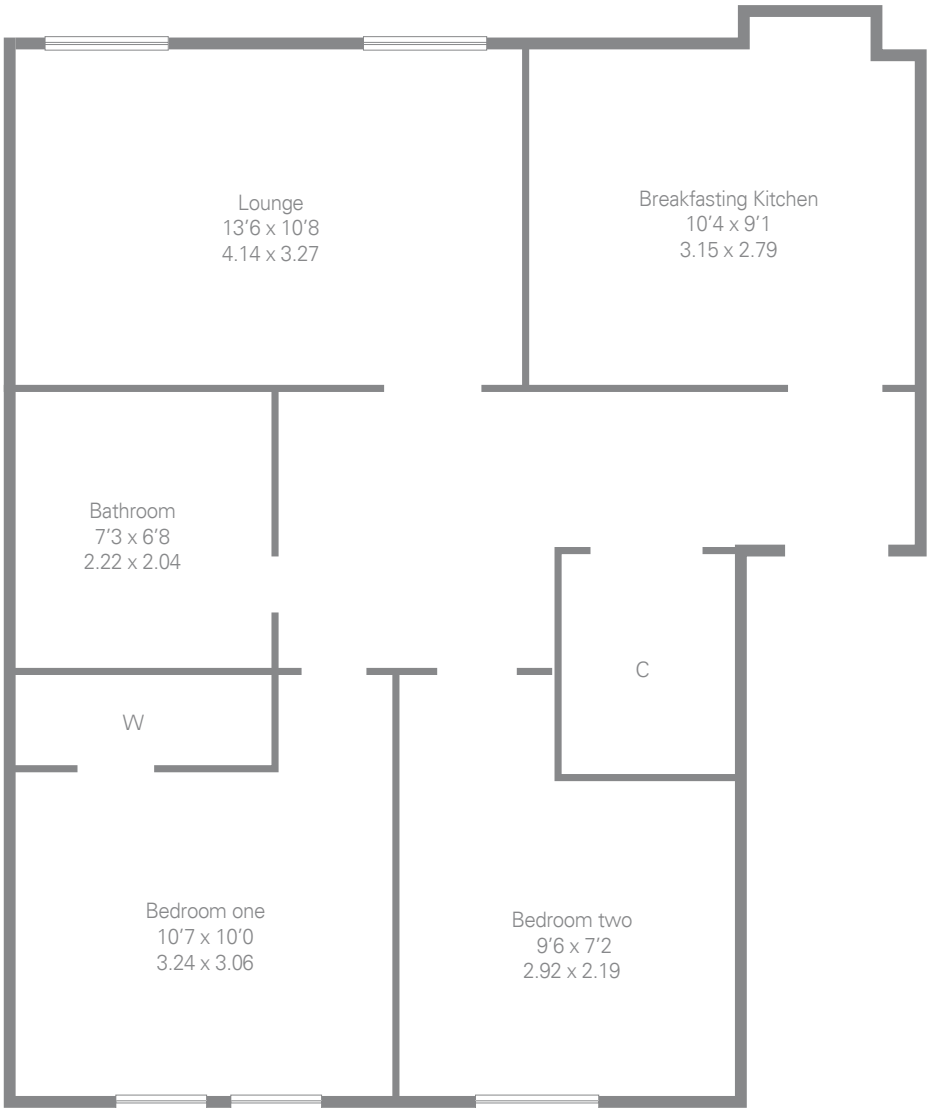
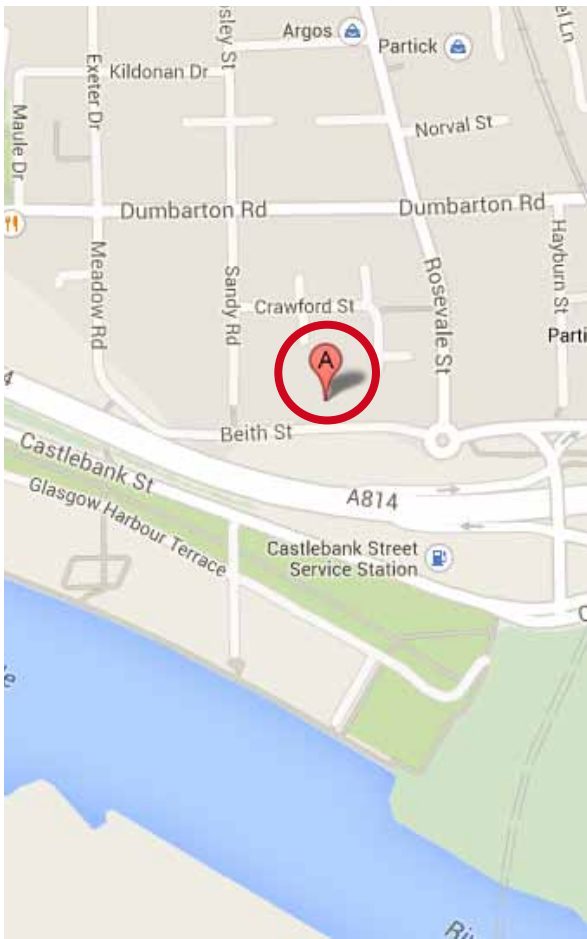
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Travel Directions to 116 Beith Street, Partick



From our Byres Road office travel south to the traffic lights and turn right onto Dumbarton Road. Continue along Dumbarton Road to the Traffic lights with Rosevale Street and turn left. Continue to the mini roundabout and turn right onto Beith Street where number 116 is along on the right hand side of the road.



Floorplans are indicative only - not to scale

Reference : GWE150188



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Glasgow

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