



IVY







Offers Over £325,000

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83 Marlborough Ave

Broomhill

Glasgow

G11 7BT

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QUIETLY POSITIONED, LARGER STYLE 3 BEDROOM TOP FLOOR RED SANDSTONE TENEMENT APARTMENT SET ON THE CUL-DE-SAC, OVAL STRETCH OF MARLBOROUGH AVENUE WITH ENVIABLE CENTRAL PLEASURE GARDENS IN THE THE LEAFY WEST END DISTRICT OF BROOMHILL.

The building is entered via security entry and the communal close is smart and traditional. The storm door is a unique period, folding door which concertinas into a recess to reveal the inner door. The accommodation comprises; long, broad reception hall with excellent storage, bay window lounge with feature fireplace and open views to the central pleasure gardens, large dining kitchen with recess and open views to the rear, master bedroom with 5 pane window formation featuring a central mini-bay and facing to the front with similar open views, bedroom 2 has a lovely bay window and open views to the rear, bedroom 3 is a well-proportioned front facing double bedroom with triple pane window formation and to complete the layout there is a 3 piece bathroom with over-bath





shower. The property has gas central heating and double glazing and there is unrestricted on-street parking to the front.

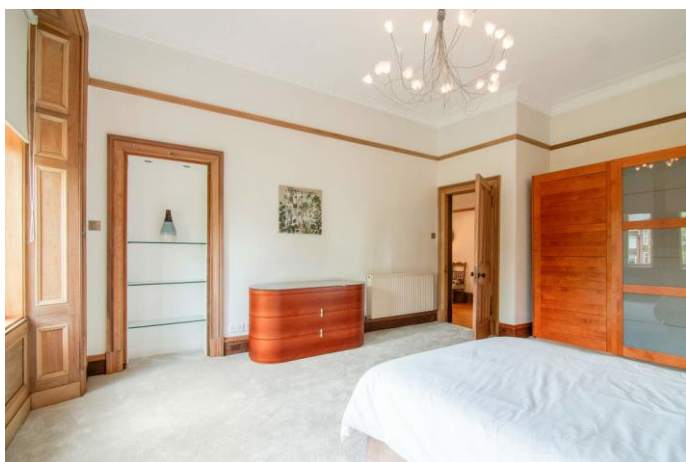
This spacious and traditional, period apartment presents as a fantastic west end home set in a leafy west end location, held within a fabulous red sandstone building.

Locally there is a superb selection of cafes, delis, restaurants and specialist shopping together with Naseby Park nearby and Victoria Park just a 2 & 5 minute walk respectively. There is excellent local, convenience shopping on Crow Road, a Co-op at Broomhill Shopping Centre and more comprehensive shopping at Crow Road retail Park for M&S, Boots, Argos and Sainsburys. Hyndland Train Station is just 10 minutes walk for direct routes to both Glasgow and Edinburgh city centres, Partick Interchange can be reached in under 20 minutes on foot for tube, train, bus & taxi rank and the number 4 bus runs from Crow Road & Clarence Drive for Hyndland, Byres Road and the city centre. The state of the art Broomhill Primary School is a 3 minute walk and there is a newly completed indoor & outdoor nursery on Randolph Road.



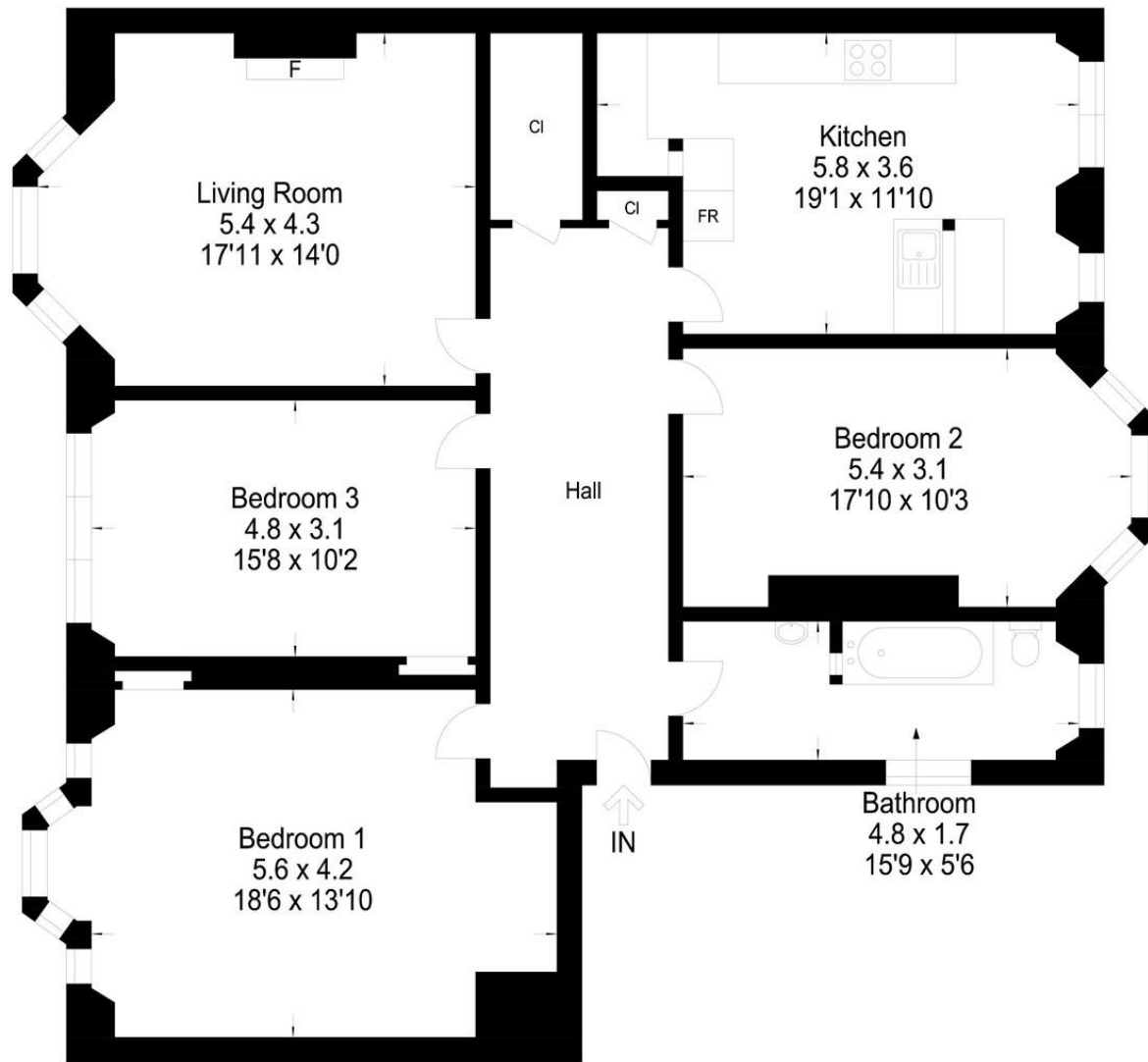
For the electric car owners, there are 3 newly installed fast chargers located -very conveniently- just a few hundred metres away from the apartment in the Broomhill Shopping Centre car park.

Early viewing recommended.









## VistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
 VistaBee 2024

Tenure: Freehold

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Council Tax Band: E

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Local Authority: Glasgow City Council

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## IVY Property

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## Contact Us

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