



FLAT 2, 36 BROOMHILL DRIVE BROOMHILL, GLASGOW



Introduction

Tree lined and set back off Broomhill Drive with private barrier parking, this delightful two bedroom preferred first floor flat forms part of The Laurels, an exclusive low-rise development located in the popular Broomhill District. The property is situated very close to an enviable selection of amenities at Broomhill Cross and Dumbarton Road, and is also very handy for public transport and road links.



Accommodation

The immaculately presented accommodation enters a welcoming hallway with storage off, lovely bright bay-windowed lounge with additional side window and focal point fire surround, stylish breakfasting-kitchen complete with a comprehensive range of units and integrated appliances, two double bedrooms, both with fitted wardrobes, the master complete with en suite shower room and the main bathroom is complete three piece suite with over-bath shower. In addition the property has double glazing, gas central heating, secure entry and residents' off street car parking.

Situation

Located just minutes from Dumbarton Road and Broomhill Cross the property is in a highly desirable location and takes advantage of the West End's nearby amenities which include varied shopping, local schooling and access to transport links including the nearby Subway Station and Railway Station. The property is also convenient for access to Byres Road, Glasgow University, Glasgow City Centre and local Hospitals include the Western Infirmary, Gartnavel General and the Queen Elizabeth University Hospital is just at the south side of the Clyde Tunnel.



Viewing

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

Local Authority

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

Services

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

Outgoings

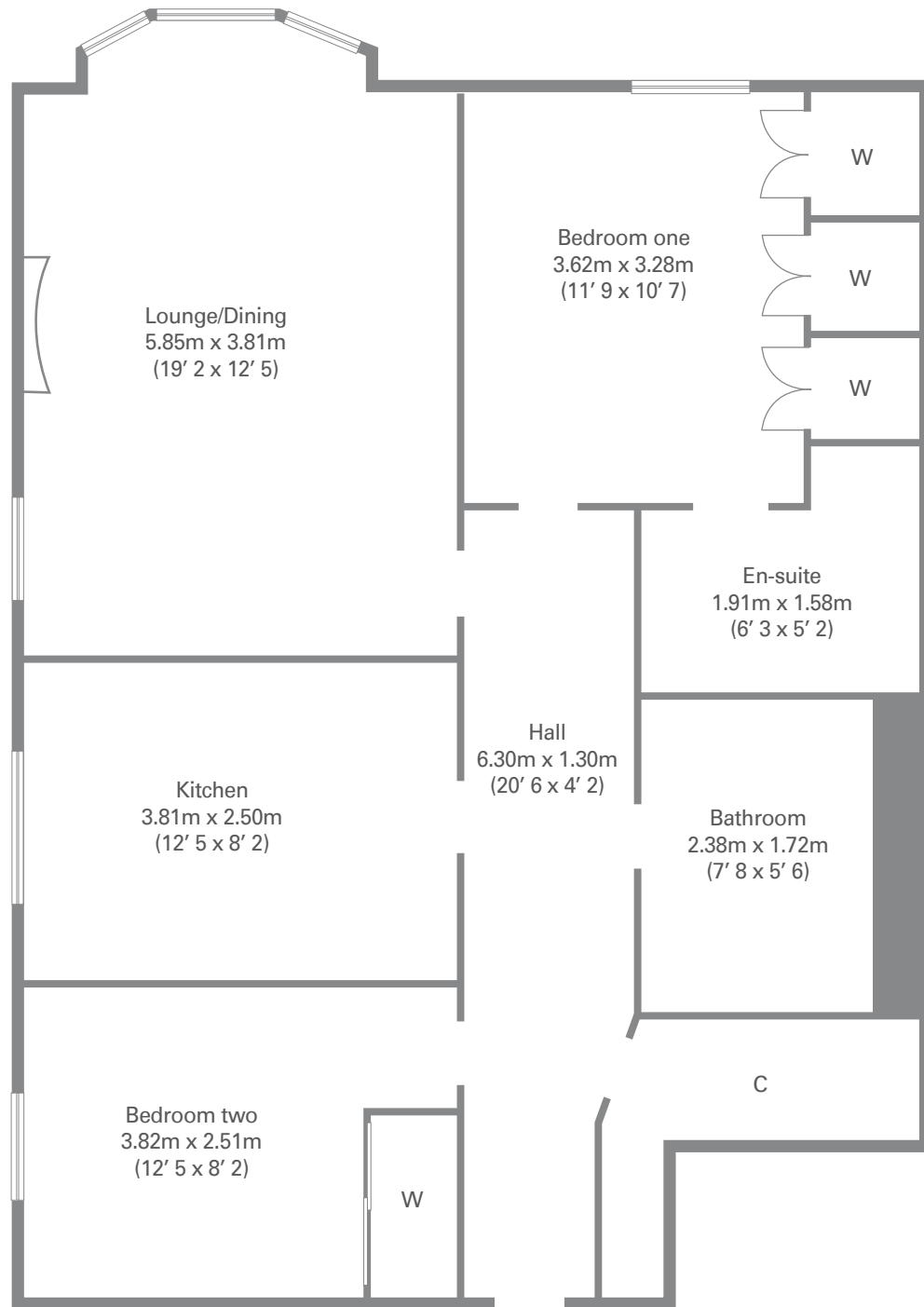
Glasgow City Council
Council Tax Band = E

EPC Rating

The EPC rating is Band C

FLOORPLANS, DIMENSIONS & LOCATION

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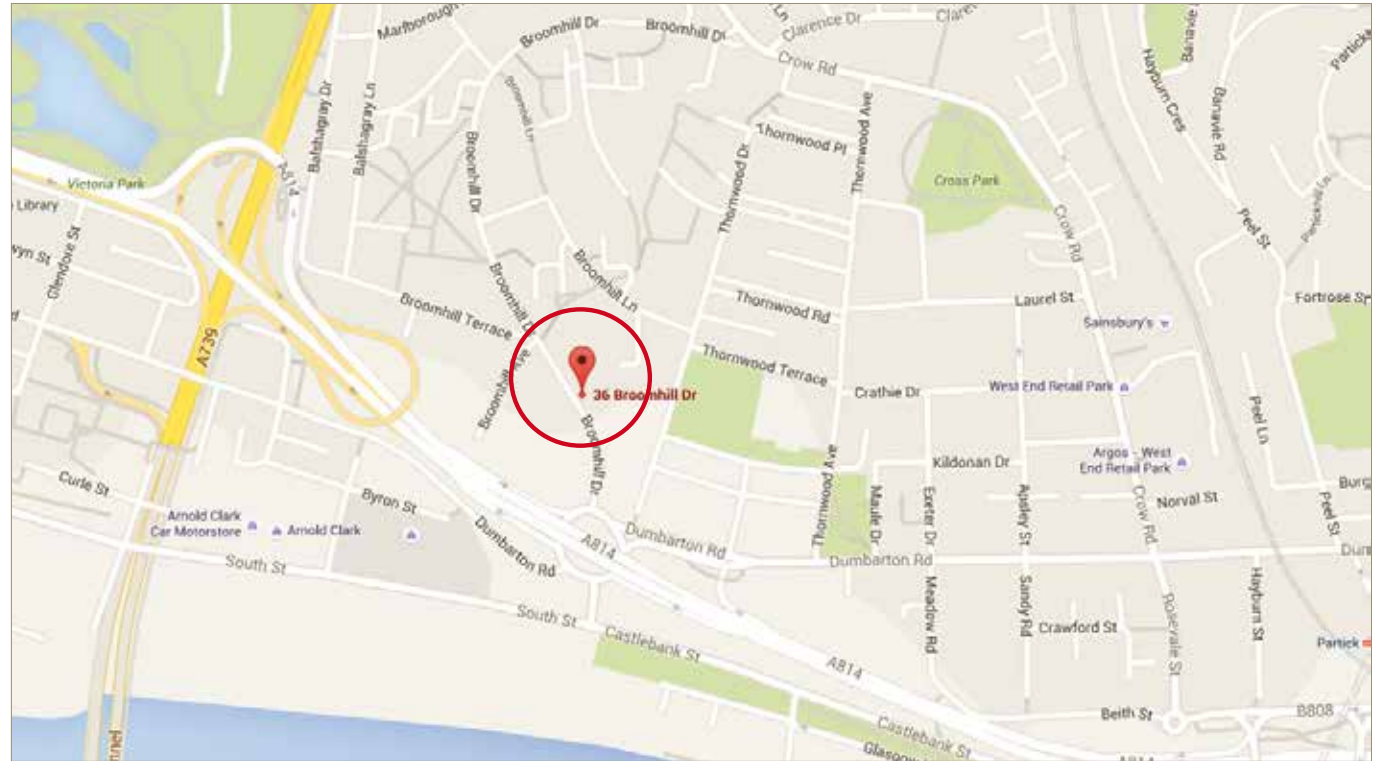
Reference: GWE150817

Floorplans are indicative only - not to scale

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 No. 36 is towards the foot of the road and is along on the left hand side.

For Satellite Navigation : **G11 7AA**



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 misstatement 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.

www.rettie.co.uk



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