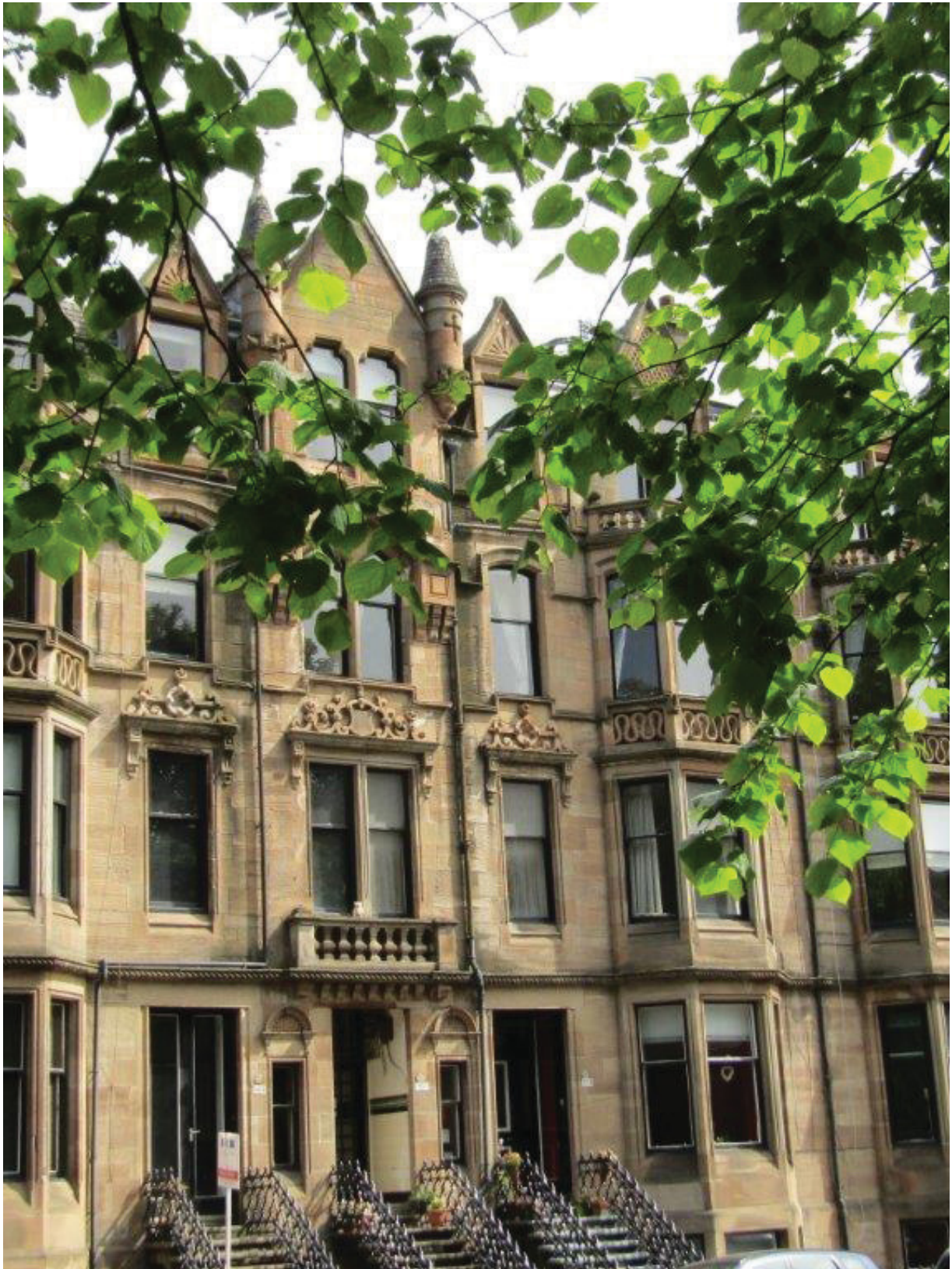


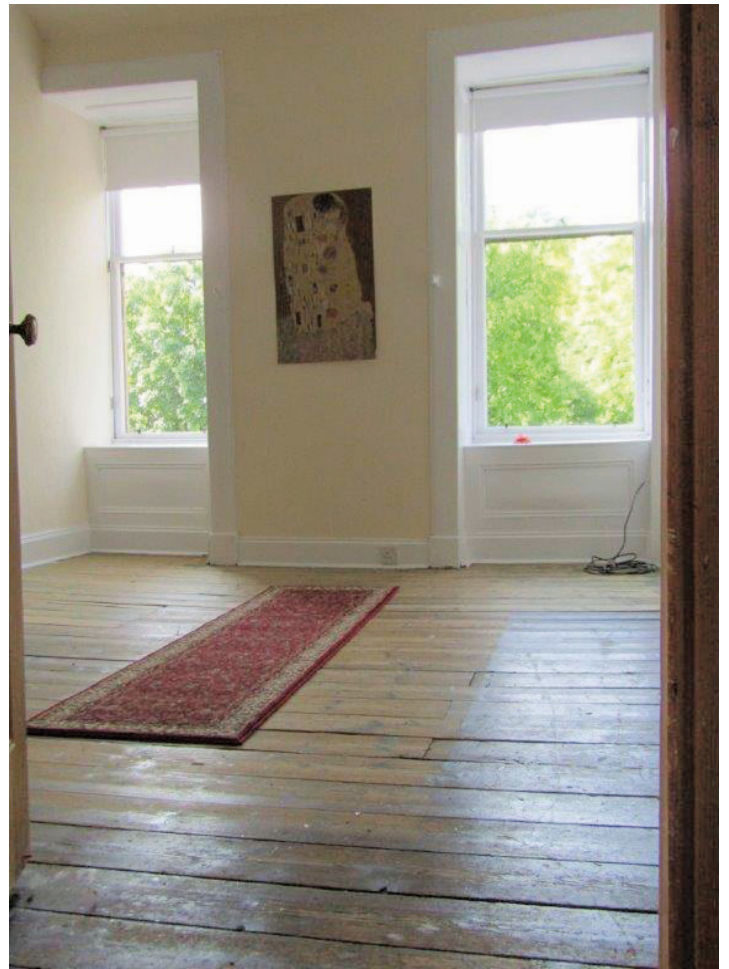
Archer Coyle

Solicitors & Estate Agents



3/2 151 Broomhill Drive, Broomhill, Glasgow G11 7ND

Offers Over £185,000



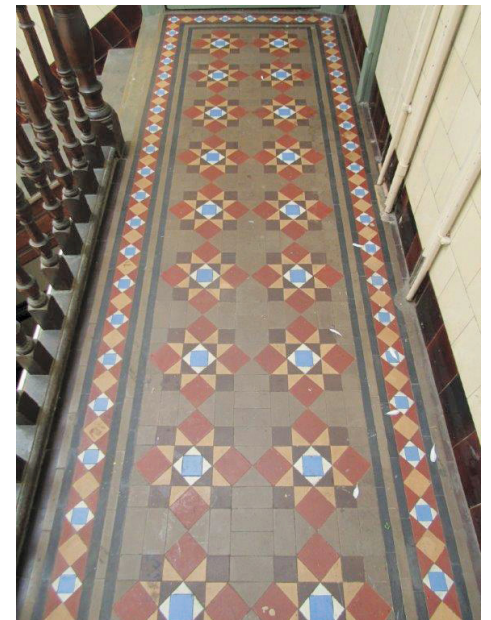
3/2 151 Broomhill Drive, Broomhill, Glasgow G11 7ND Offers Over £185,000

This very traditional, very tiled, very stained glass flat has many original features and a to-die-for location situated in a tree lined drive and thus enjoying a view of beautiful greenery. Within one of the more spectacular terraces in Glasgow, the secure-entry opens into a close with traditional wall and floor tiling. On reaching the top floor entrance to this property is via beautiful stained glass door with storm door in front. The spacious hallway off which all apartments are accessed via beautifully stripped wooden doors inset into beautifully stripped skirting is elegantly large and signals the general roominess of the property. The main living room has a large double window to the front with a tree view prefaced by the ornamental veranda which features original decorative stonework. Traditional inset shelving and original corncicing feature. The original bed recess lies off via an archway and provides storage space. The very large dining kitchen lies to the back of the property and enjoys the benefit of very generous, almost floor-to-ceiling windows which look onto a very tidy back court and ultimately a view of the hills in the distance. The original water tank is in situ but there is also an Ariston combi boiler which services the several radiators situated throughout the property. There are two generously sized bedrooms – one each to the front and back of the property with each enjoying equal peace given the level at which this flat is situated (top floor) and each has the benefit of delightful views to the park at the front and to the back court at the back which opens up to gardens with plenty greenery also. A particularly fetching feature of the back bedroom is a corner window. The bathroom has tongue and groove wainscoting to dado height and offers a towel rail and a traditional three piece suite with tiling to accommodate a shower above the bath (Triton). Two large cupboards off the hallway offer excellent storage. The bed recesses and said cupboards provide a floor area of c. 7' x 10' providing an opportunity for an internal kitchen (or other accommodation), thus freeing up the kitchen itself for conversion to a third bedroom or second public room. This is a truly remarkable flat offering scope for some refurb but with the bones of a truly remarkable home already in place. If you wish to have a superb flat in an excellent location, do not hesitate to book your viewing now!

EPC Rating: E



If location location location is a consideration, this is as ideal as it gets: not only are there shops and transport within very short walking distance but also accessible are the University, various parks and the general hub and excitement of Glasgow's very vibrant West End with drinking and dining opportunities as also entertainment on offer aplenty Main road links are all situated close by via car namely the M8 motorway network, Clyde Tunnel and Clydeside Expressway.

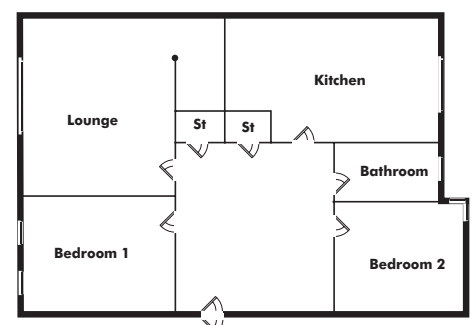


Living Room 14'6" x 16'8"
 Bedroom to front 15'6" x 10'8"
 Bedroom to rear 15'8" x 9'10"
 Bathroom 15'8" x 4'10"
 Kitchen 18'6" x 9'9"

not including recess which is 6' x 3'6"
 at largest
 at largest

not including boiler inset or
 bed recess which is 3'6" x 6'4"

2 Large cupboards off
 the hallway each circa 3'6" x 3'6"
 Hallway at largest 9'6" x 13'0"

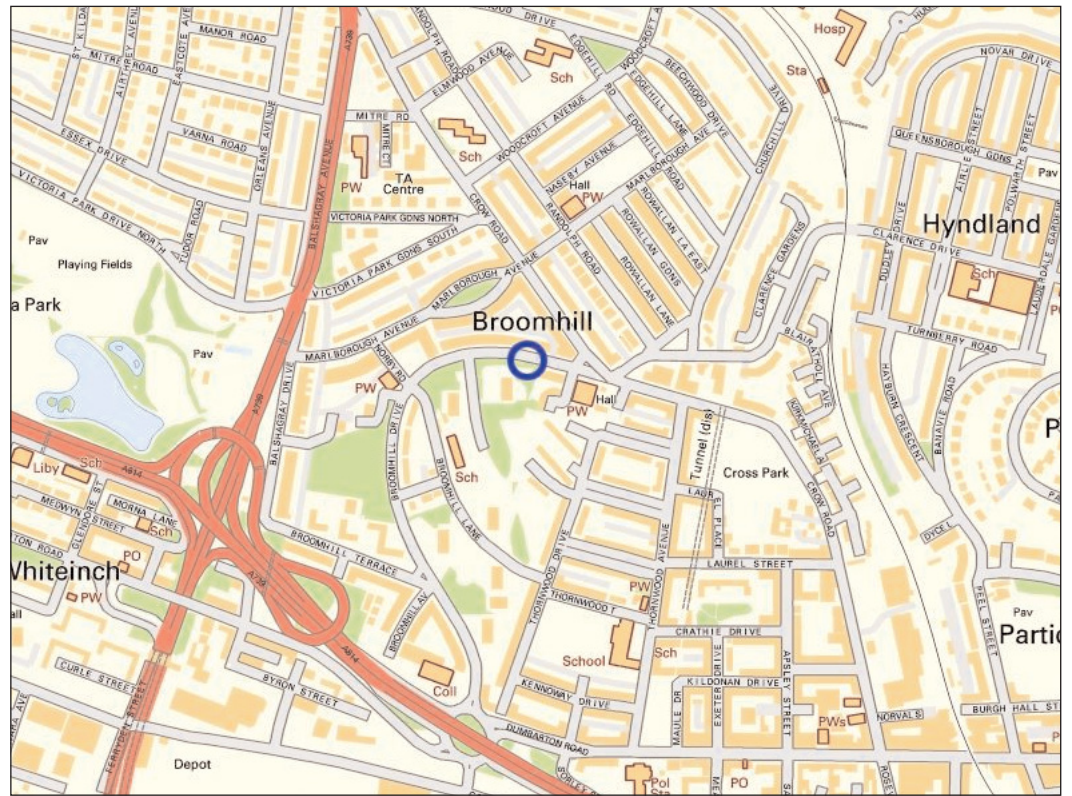


Floor plans are indicative only - not to scale.



Travel Directions

From Glasgow Botanic Gardens on Great Western Road, travel down Byres Road until you reach the University Avenue/Highburgh Road junction and turn right there at the traffic lights into Highburgh Road which becomes Hyndland Road. At its junction with Clarence Drive, take a left and travel the full length of Clarence Drive until it meets Crow Road (the Pavilion Cafe will be facing you). Cross over Crow Road (a right and immediate left) into Broomhill Drive...and you will find 151 on your right.



Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Archer Coyle

Solicitors & Estate Agents



GSPC Reference 236634

Viewing

Through Solicitors on 0141 637 2434.

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