

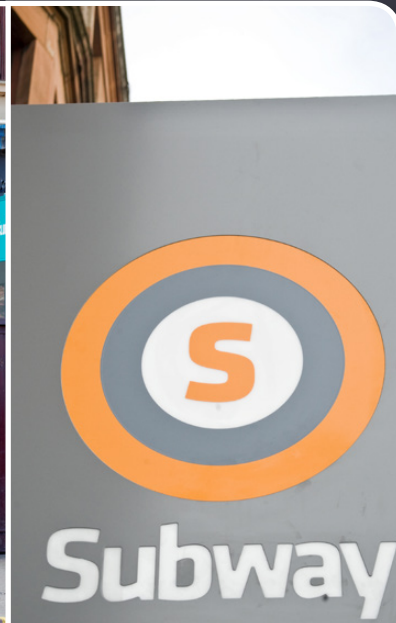



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1/3 474 Dumbarton Road

PARTICK, GLASGOW, G11 6SQ

PARTICK, GLASGOW



Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it is one of the world's great urban experiences. Yet, even in this distinctive city, there is one place that stands apart from the rest, The West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of

culture, learning and leisure.

Dumbarton Road is perfectly placed for all this excitement. It is the mix of people that makes the West End such an appealing place to live, work and play. Whether it is the students from the nearby University, the designers and architects from the city's agencies or the residents of the grandest Victorian villas, everybody loves the area's

sense of community, it's sense of belonging. And there's plenty here to keep them happy. Cool bars, traditional pubs, upmarket restaurants and homely cafes sit neatly side-by-side, along with the most eclectic collection of shops in the city. Should you feel the lure of the city centre, Dumbarton Road is situated close to the underground station, the "Clockwork Orange", whisking you to Buchanan Street in a matter of minutes.

1/3 474 DUMBARTON ROAD



Occupying a first-floor position, within this sandstone tenement building in a highly sought after pocket of Partick, is this two bedroom flat is presented to the market in walk-in condition. It benefits from a complete renovation, modernisation and improvement programme (to include new kitchen, bathroom, high-quality flooring throughout and light fittings). The flat has been designed to maximise the natural available light, creating a modern ambience, and has been decorated throughout with a contemporary, neutral theme. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

On entering this property, you walk into a large welcoming hallway, which provides access to all rooms. There is a useful storage cupboard located off the hallway. Immediately impressive lounge/diner, with a bay window to the side aspect, flooding the room with light and offering

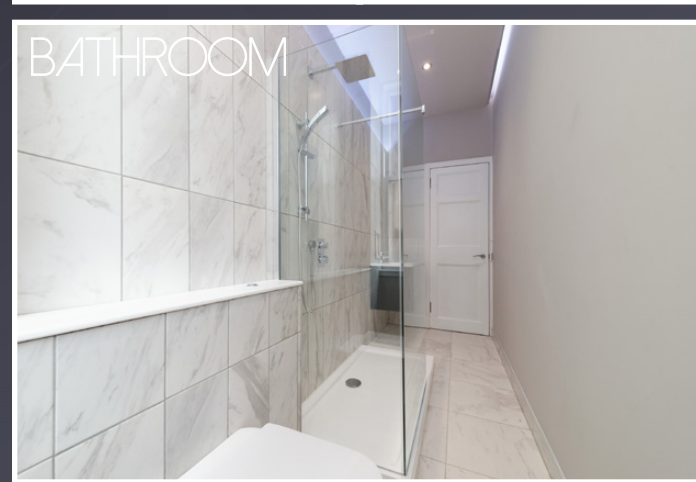
views of both Dumbarton Road and Crow Road. The feature fireplace, with an electric fire, is the other key focal point of the room. The newly fitted kitchen, with feature lighting in the plinth, has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor, washing machine and fridge freezer.

There are two, well-appointed double bedrooms with ample space for additional free-standing furniture if required. The newly fitted shower-room completes the accommodation.

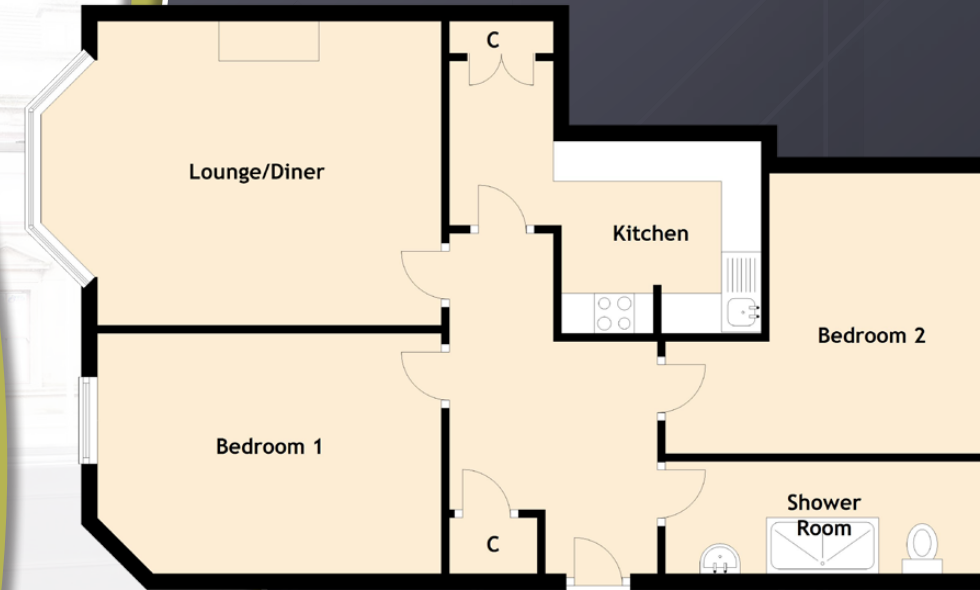
The flat also benefits from gas central heating to radiators, sealed double glazing and a security door entry system for additional peace of mind and comfort.

Externally, there are communal grounds. On-street parking is available in the immediate vicinity.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.30m (14'1") x 3.80m (12'6")
Kitchen	3.90m (12'10") x 3.75m (12'4")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	4.05m (13'3") x 3.50m (11'6")
Shower Room	4.00m (13'1") x 1.40m (4'7")

Gross internal floor area (m²)

67m²

EPC Rating

C



BUS LINKS



TRAIN LINKS



PLACES TO EAT



LOCAL AMENITIES



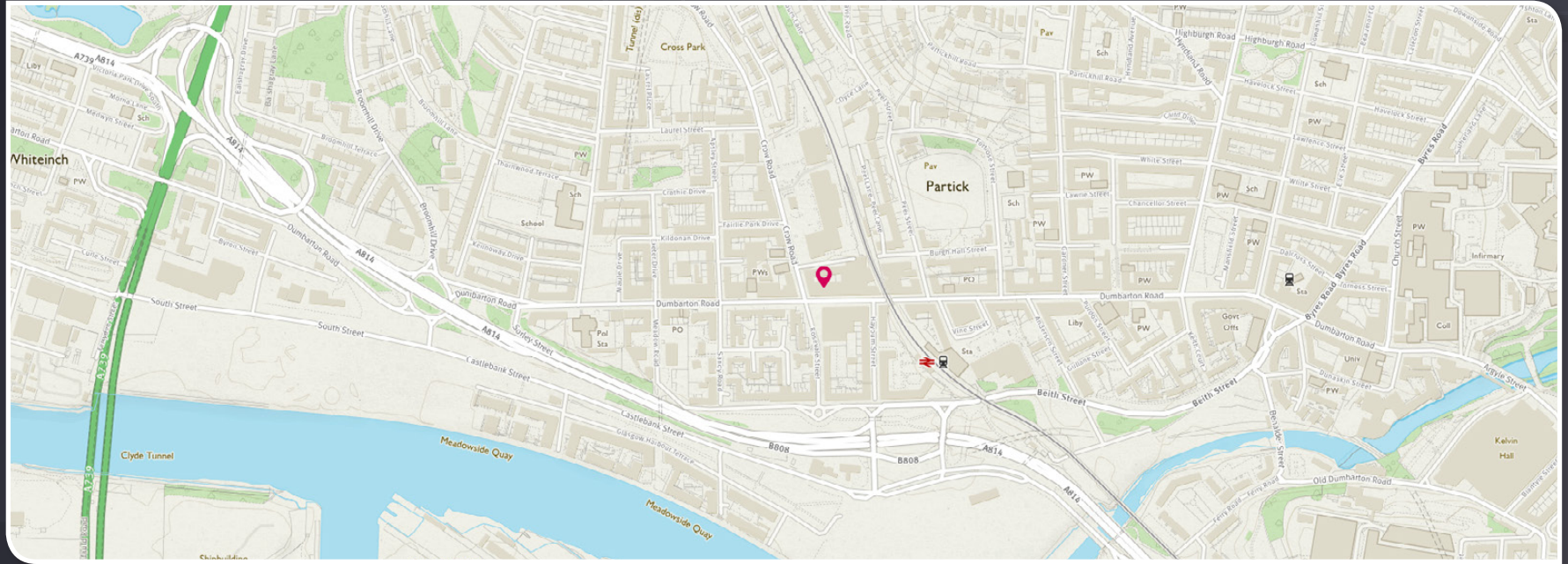
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