

Two bedroom top floor tenement flat

In highly sought after location close to all amenities



Flat 3/1, 690 Dumbarton Road

Thornwood, Glasgow, G11 6RB



Scan Here!



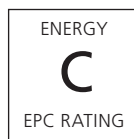
BUS LINKS



NEAR CAFES
& RESTAURANTS



NEAR UNIVERSITY



ENERGY

C

EPC RATING

BIBI'S IN PARTICK, TRANSPORT MUSEUM, PARTICK SUBWAY, ST LOUIS CAFE, ASHTON LANE



Thornwood *Glasgow*

This property is situated in a popular area close to local amenities and within walking distance of Dumbarton Road and Partick Interchange (bus, rail and underground services), in addition to Crow Road and Retail Park. The property is also conveniently located for excellent road access throughout the district including the Clydeside Expressway, Clyde Tunnel and M8 motorway network.

Glasgow has undergone a striking transformation in recent years and now boasts the UK's premier retail offering

outside of London. With an abundance of the coolest bars, fine dining restaurants, a bustling café culture and diverse nightlife – all within walking distance in Partick! The West End, with its leafy cobbled lanes lined with bars and bespoke boutiques, is close by. This historic place, created in the late 1800's, boasts the beautiful Botanic Gardens, giving Glasgow a vibrancy of its own. The newly constructed Transport Museum and the Hydro and the SECC are all within a short walk.



“...The property is also conveniently located for excellent road access throughout the district including the Clydeside Expressway, Clyde Tunnel and M8 motorway network...”



Flat 3/1

690 Dumbarton Road

Occupying a preferred top floor position within this sandstone tenement building in a highly sought after pocket of 'Thornwood', is this two bedroom flat presented to the market in good condition. A wealth of period detailing has been retained, most noticeably cornice work, high skirtings and stripped flooring to the principal apartments, which will no doubt appeal to the discerning buyer.

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 and benefits from a useful storage cupboard. Immediately impressive lounge, with a bow window to the front aspect, floods

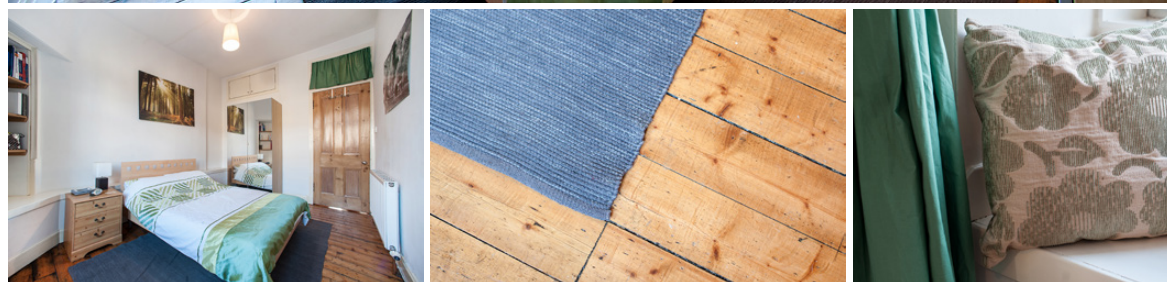
the room with light and provides a fantastic focal point, offering views into the distance. The (internal) kitchen includes a good range of floor and wall mounted units with a complimentary worktop. It further benefits from an integrated oven, hob and extractor and has space for a washing machine and an upright fridge/freezer.

There are two, well-appointed double bedrooms with ample space for additional free standing furniture, if required. Both rooms are flooded with natural light and the master benefits from a storage recess. A partly-tiled family bathroom suite, with an electric shower over the bath, completes the accommodation.

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

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





Specifications

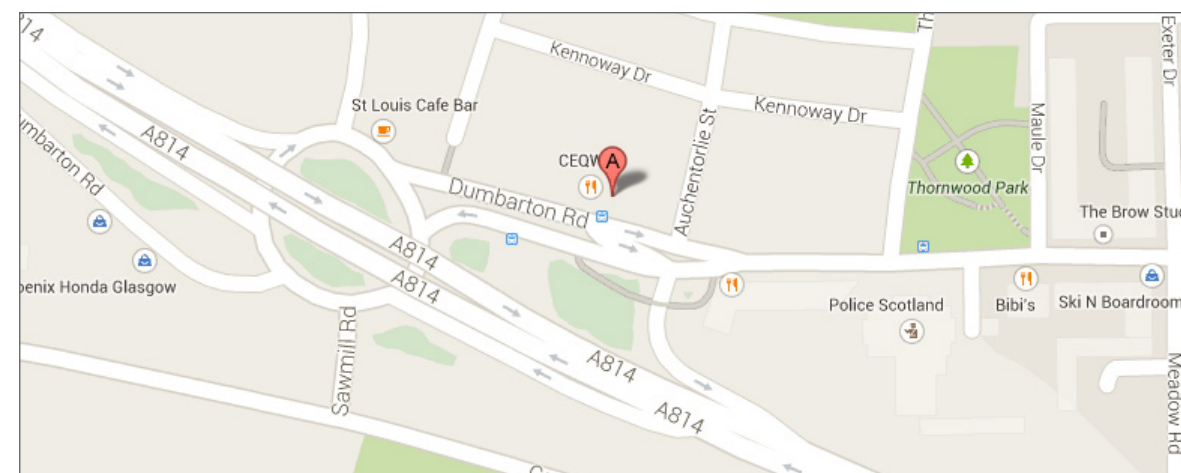
Floor Plan, Dimensions, Map, Extras

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.02m (13'2") x 3.10m (10'2")
Kitchen	2.55m (8'4") x 1.76m (5'9")
Bedroom 1	4.34m (14'3") x 2.98m (9'9")
Bedroom 2	4.34m (14'3") x 2.23m (7'4")
Bathroom	4.34m (14'3") x 1.20m (3'11")

Extras

All furnishings are available by way of separate negotiation.






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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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