




McEwan Fraser Legal

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3/1 454 Dumbarton Road

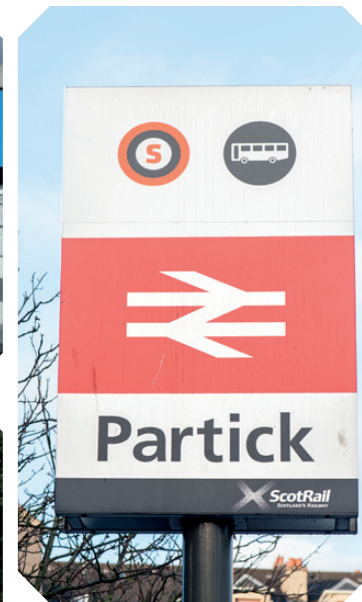
PARTICK, GLASGOW, G11 6SE



“...COOL BARS, TRADITIONAL PUBS, UPMARKET RESTAURANTS AND HOMELY CAFES SIT NEATLY SIDE-BY-SIDE...”



BOTANIC GARDENS | UNIVERSITY OF GLASGOW | SECC | THE CLYDE | LOCAL SHOPS AND BARS.



THE LOCAL AREA

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 is sense of belonging. There is 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.

3/1 454 DUMBARTON ROAD

Occupying a preferred top floor position within this handsome sandstone building in this highly popular location, is this very spacious two bedroom flat, presented to the market in walk-in condition. The flat has been designed to maximise the available natural light, creating a modern ambience, and has been professionally re-decorated, modernised and upgraded (including, re-plumbing, new floors, new kitchen and bathroom) throughout with a fresh, contemporary theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of 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. The immediately impressive lounge has a bow window to the front aspect which floods the room with light and provides a fantastic focal point, offering views of the surrounding area. The newly fitted kitchen includes

a good range of floor and wall mounted units with a complementary worktop. It further benefits from an integrated oven, hob and extractor and has space for a washing machine and a fridge freezer.

There are two, well-appointed double bedrooms, with new carpets and both have ample space for additional free-standing furniture, if required. Both rooms are flooded with natural light. A partially tiled family bathroom suite, with a 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 is a well-tended communal roof terrace. Which is a great gathering spot where neighbourhood spirit is still alive and well. On-street parking is available in the immediate vicinity.





Master Bedroom



Master Bedroom



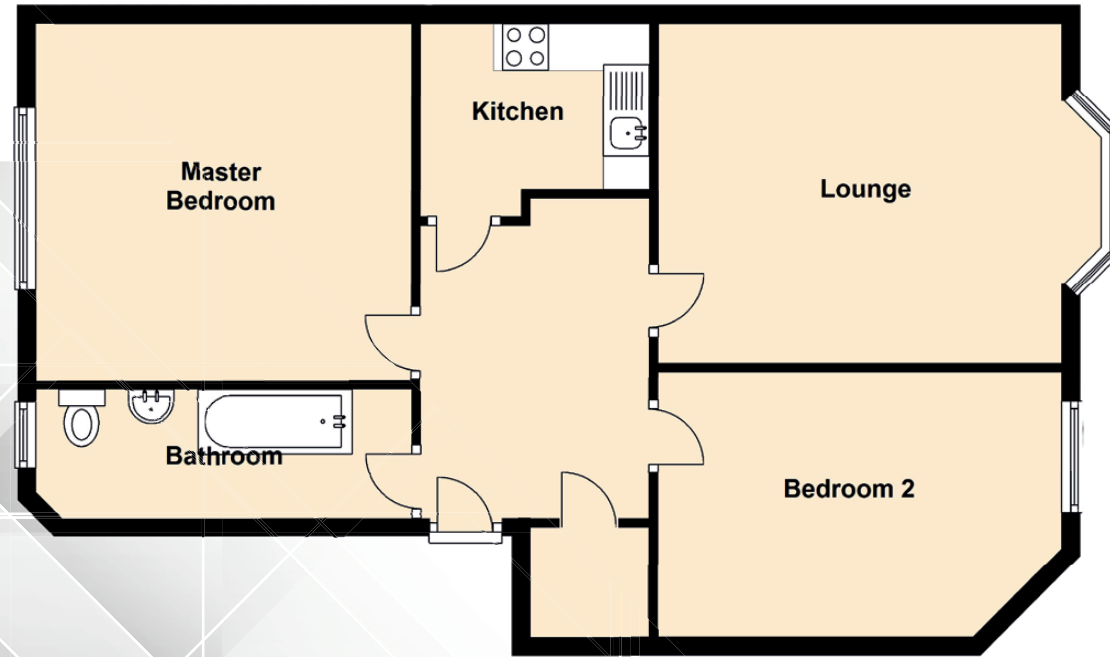
Bedroom 2



Bedroom 2



Bedroom 2



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.70m (12'2")
Kitchen	2.50m (8'2") x 2.10m (6'11")
Master Bedroom	4.10m (13'5") x 3.90m (12'10")
Bedroom 2	4.40m (14'5") x 2.90m (9'6")
Bathroom	4.10m (13'5") x 1.40m (4'7")

Gross internal floor area (m²) - 69m²

EPC Rating - D



BUS LINKS



NEAR BARS



LOCAL AMENITIES



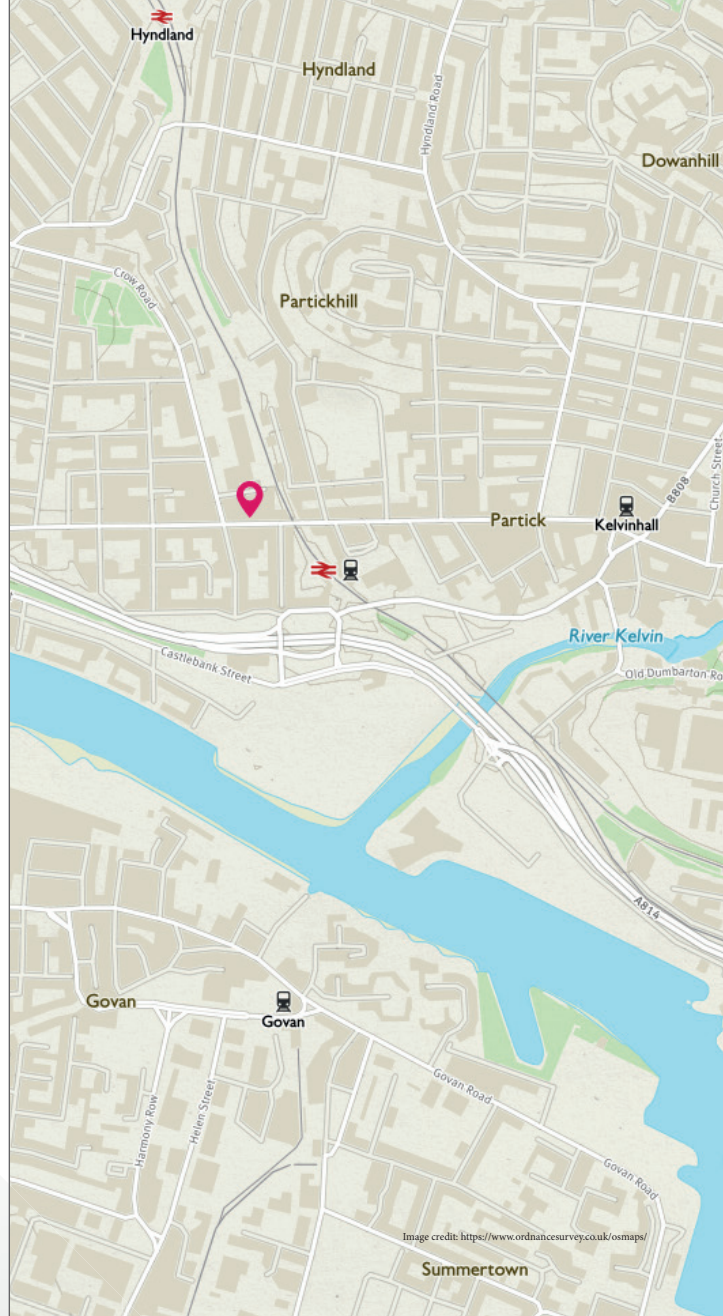
RAIL LINKS



NEAR CAFE'S & RESTAURANTS



NEAR UNIVERSITY





Roof Terrace



Roof Terrace

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