




McEwan Fraser Legal

Solicitors & Estate Agents

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2/2 660 Dumbarton Road

PARTICK, GLASGOW, G11 6RA



THORNWOOD COMMUNITY PARK // PARTICK GLEN BREW // PARTICK SHOP

Partick

GLASGOW // G11 6RA

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Yet, even in this distinctive city, there's 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's the mix of people that makes the West-End such an appealing place to live, work and play. Whether it's 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.

SKYLINE-SECC-HYDRO // GLASGOW PARTICK STATION // GLASGOW UNIVERSITY





...OPEN-PLAN KITCHEN
INCLUDES A RANGE
OF FLOOR AND WALL
MOUNTED UNITS, WITH
A COMPLEMENTARY
WORKTOP...



2-2 660

DUMBARTON ROAD

Occupying a preferred position within this handsome sandstone tenement building, in a popular pocket of Partick, is this one bedroom flat offering a wealth of opportunity. The property offers flexible accommodation and its attractive position makes it an ideal choice for a young professional, working in the city or commuting further afield. Or, indeed, as an option for parents buying for student-age off-spring attending any of the city or west end Universities or Colleges. An open-plan living, dining and kitchen area, will no doubt appeal to the discerning buyer.

The property requires a complete level of re-decoration, modernisation and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat to their own taste and style and add immediate value. Once completed, the property will offer well-proportioned room sizes, making this a super acquisition for a variety of buyers.

On entering this property, you walk into a welcoming hallway, which provides access to all rooms. The living zone offers a range of furniture configurations. The open-plan kitchen includes a range of floor and wall mounted units, with a complementary worktop. It benefits from an integrated oven, hob and extractor hood and has space for a washing machine and a compact fridge or freezer.

There is a well-appointed double bedroom, with ample space for additional free standing furniture, if required. It further benefits from a recess, which offers potential to re-configure the layout of the property (STPP) or use as a study area. A bathroom suite, with an electric shower over the bath, completes the accommodation. The flat also benefits from electric heating.

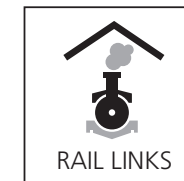
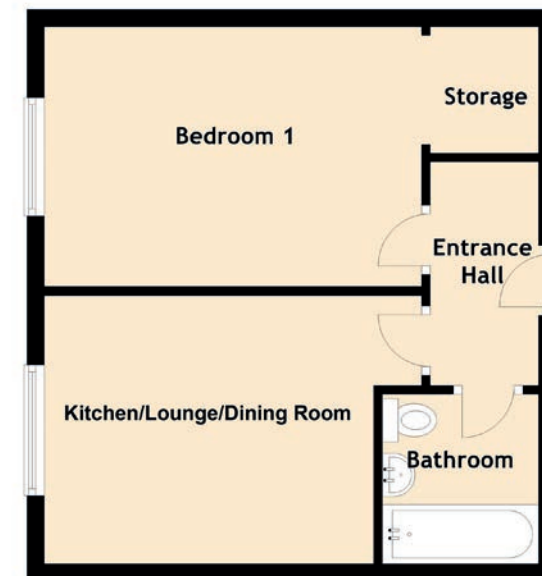
Externally, there is a share of the well-kept communal gardens and on-street parking is available.





Specifications

FLOOR PLAN // PROPERTY LOCATION



RAIL LINKS



NEAR UNIVERSITY



PROPERTY



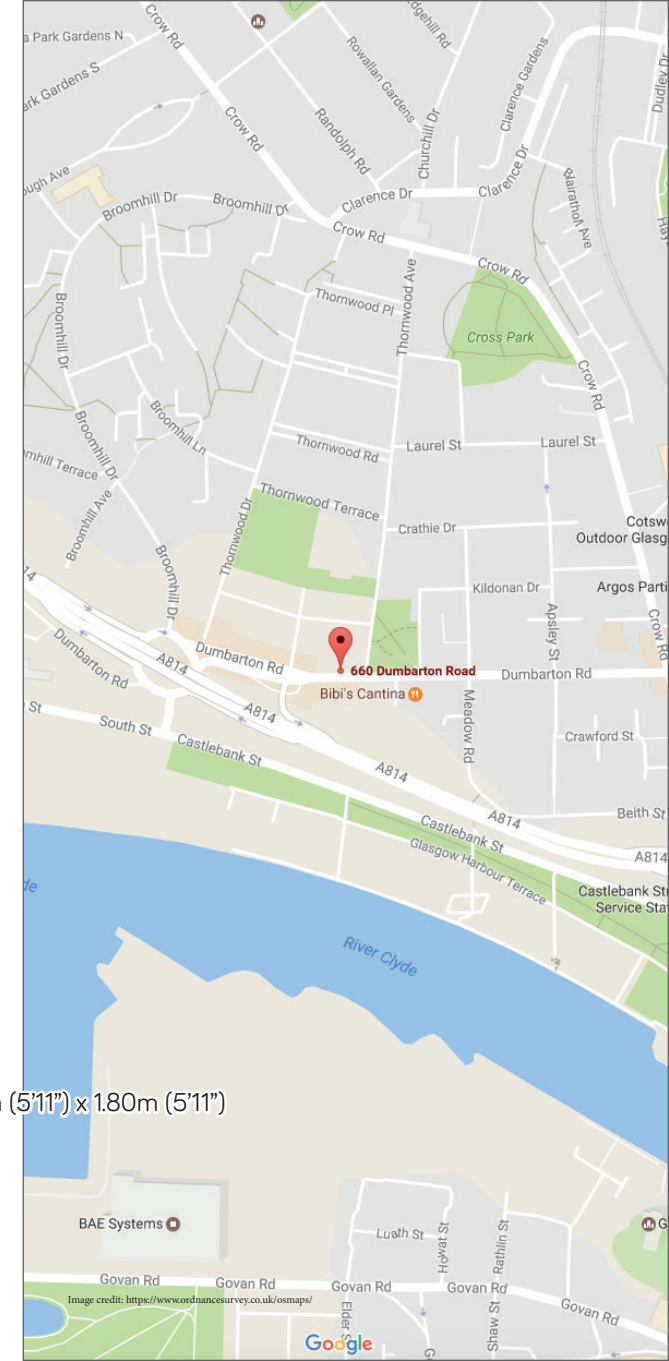
BUS LINKS



LOCAL AMENITIES



NEAR CAFÉS & RESTAURANTS



...A WELL-APPOINTED DOUBLE BEDROOM, WITH AMPLE SPACE FOR
ADDITIONAL FREE-STANDING FURNITURE...

Approximate Dimensions
(Taken from the widest point)

Kitchen/Lounge/Dining Room	4.18m (13'8") x 3.10m (10'2")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")

Bathroom	1.80m (5'11") x 1.80m (5'11")
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Gross internal floor area (m ²)	34m ²
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EPC Rating: C



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Part
Exchange
Available

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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. 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 brochure and should always visit the property to satisfy themselves of the property's 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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