



3/1, 664 Dumbarton Road, Broomhill, Glasgow, G11 6RA

Two Bedroom, Third (top) Floor Flat

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Property Description

Two-bedroom, dual aspect, third (top) floor flat, set in a traditional stone-built tenement. Located in the Broomhill area, to the west of Glasgow city centre.

Comprises; an entrance hall, living room, kitchen, two double bedrooms and a bathroom. Features include uPVC double glazed windows, gas central heating, high ceilings, a secure entry system, and TV and telephone points. Externally, there is a communal garden to the rear, and there is unrestricted on-street parking in the surrounding areas.

An entrance vestibule opens to the main hall which provides access throughout and features space for outerwear and the secure phone entry handset. With wood-effect flooring that carries through from the hall, the bright living room is afforded plenty of natural light from a front-aspect bay window, further accentuated by high ceilings. The kitchen is set internally with traditional units, stone effect worktops, tiled backsplash, and an inset sink. Appliances include an integrated oven and gas hob with extractor hood above, and a freestanding fridge, dishwasher, and washing machine.

Well-proportioned bedroom one is set to the front with a central pendant light fitting, a store cupboard, and ample space for freestanding furniture. Overlooking the shared rear garden from two separate windows, bedroom two features wood-effect flooring, and convenient storage provision with an upper storage space and store cupboard.

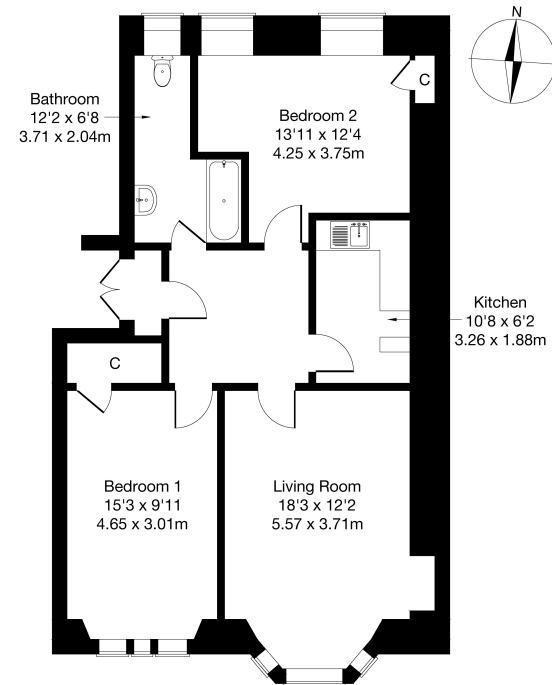
Completing the accommodation and set to the rear, the bathroom has a fitted three piece suite with a shower unit over the bath, tiled splash walls, and a ceiling-mounted drying pulley.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located west of the city centre and just north of the River Kelvin, Broomhill is in the heart of Glasgow's fashionable West End and is one of the most sought-after areas of the city. The area offers an abundance of trendy bars, cafes, restaurants, boutique shops, and independent retailers, whilst a Sainsbury's Supermarket is conveniently located just a short walk from the property itself. Ideally placed for the University of Glasgow, and within walking distance of many attractions, the area is served by Patrick and Hyndland

railway stations for rapid travel within the city, as well as bus services throughout. Everyday amenities are available locally, whilst the M8 is easily accessible for further onward travel. For leisure and recreation, the Glasgow Botanic Gardens are a short distance away, as are the open green spaces of Kelvingrove Park, which houses the Kelvingrove Art Gallery and Museum.





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