



Estate Agents and Solicitors

## 1/2, 11 Fairlie Park Drive, Glasgow, G11 7SS

Tastefully Presented, Two-Bedroom, First-Floor Flat

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# Property Description

Tastefully presented and spacious, two-bedroom, first-floor flat, forming part of one of Glasgow's impressive period red-sandstone tenements.

Conveniently located in the popular Partick area, northwest of Glasgow city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, a stylish bathroom with a separate shower cubicle, tall ceilings, and a feature fireplace and bay window for the lounge.

Further features include modern gas central heating, double glazing, and two walk-in stores.

There is a shared yard to the rear, a secured entry system and unrestricted street parking to the front and surrounding streets.

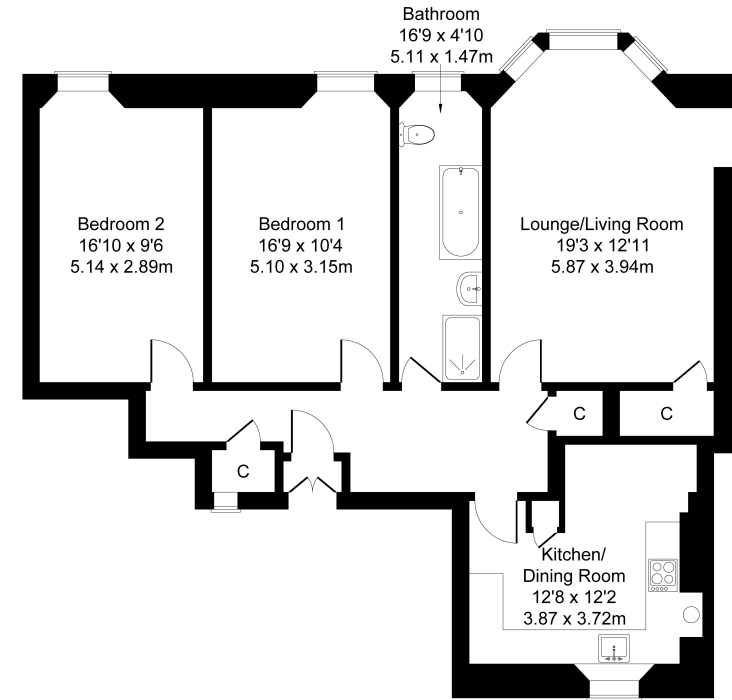
A welcoming vestibule opens into a generous hall affording access throughout the property, including a walk-in store, and a further built-in cupboard. Set to the front, a spacious living room features carpeted flooring, a central pendant light, a press with shelves, a walk-in store, a feature fireplace, and a bay window allowing plentiful natural light. To the rear, a good-sized kitchen offers space for dining, whilst fitted units include stone effect worktops, a tiled surround, a sink with a drainer; a freestanding washing machine; and an integrated oven, gas hob, and fridge freezer.

Two double bedrooms are set to the front, similarly well-sized and finished, with carpeted flooring, central light fittings, and ample space for furnishing. Completing the accommodation, a stylish bathroom has a modern suite including a separate bathtub and shower cubicle, tiled splash walls and flooring, and a ladder-style radiator.

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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



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

# Area Description

Partick is a long-established district in Glasgow's West End, situated north of the River Clyde, comprising of a mix of traditional housing and new build residential developments. There is local shopping to be found throughout, with schooling provided by the Clevedon Secondary School and Kelvindale Primary School. Medical practices and larger supermarket shopping are available close by, including Morrison's, Sainsbury's and Lidl. Partick and neighbouring districts such as

Kelvinhaugh offer a further range of cafes, delicatessens, restaurants, bars, and a gym. Partick railway station is situated on the line from Glasgow Queen Street, and there are also several bus services, whilst the Kelvin Cycle Way links into the Forth and Clyde Canal cycle path. There are local parks, a tennis and bowling club, Glasgow's Botanic Gardens to the south, and walks along the River Kelvin.





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