



Estate Agents and Solicitors

1/2, 6 Laurel Street, Broomhill, Glasgow, G11 7QR

Three Bedroom, First-Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Spacious and well presented, three-bedroom, first-floor flat set in a traditional stone-built tenement. Located in the Broomhill district, to the west of Glasgow city centre.

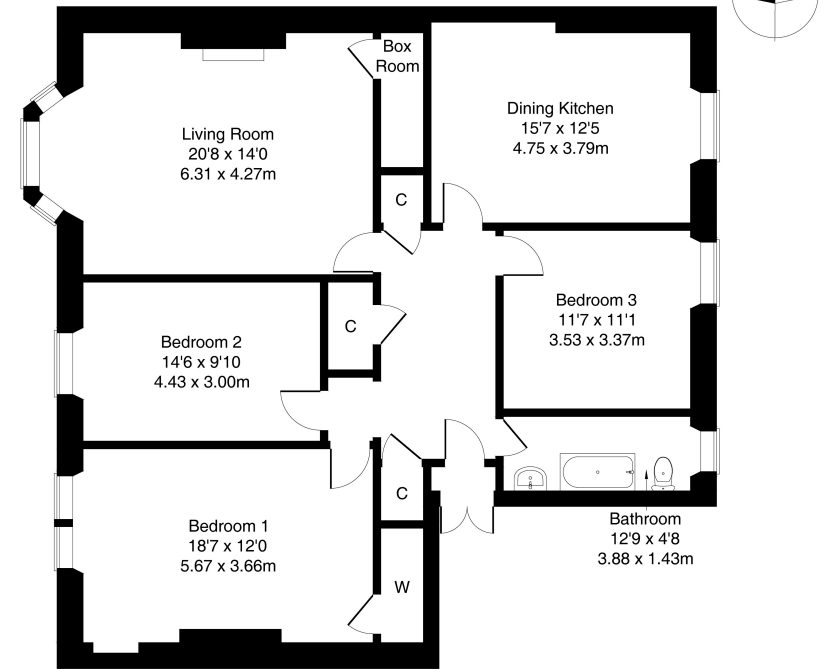
Comprises; an entrance hall, living room, dining kitchen, three double bedrooms, a box room, and a bathroom. Features include high ceilings, decorative plasterwork, double glazed windows, gas central heating, a secure entry system, excellent storage and TV and telephone points. Externally, there is a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

The entrance vestibule opens to a large hall which affords access throughout and offers excellent storage provision including three separate store cupboards. With wood-effect flooring that carries through from the hall, the living room is afforded plenty of natural light from the front aspect bay window, further accentuated by tall ceilings with ornate plasterwork. In addition, there is a feature fireplace, ample space for freestanding furniture, and access provided to a box room. The dining kitchen has traditional fitted units with stone-effect worktops, tiled backsplash, and a stainless steel sink set below a rear aspect window. Appliances include an integrated oven and gas hob with canopy above, freestanding fridge/freezer, dishwasher, and a washing machine.

Well-proportioned bedroom one is set to the front and offers period features with an open shelved press, decorative plasterwork, and tall ceilings. Likewise, bedrooms two and three, set to either aspect, are similarly finished with central pendant light fittings, carpeted flooring, and ample space for freestanding furniture. Completing the accommodation and set to the rear, the main bathroom has a fitted three-piece suite with a shower unit over the bath, and tiled flooring and splash walls.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE
1/2, 6 Laurel Street, Broomhill, Glasgow G11 7QR
Approximate Gross Internal Area: (1291 sq ft - 120 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. 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

