



**2/2, 536 Dumbarton Road, Glasgow, G11 6SW**

Light & Well-Presented, One-Bedroom, Second-Floor Flat

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# Property Description

Light and well-presented, one-bedroom, second-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Patrick area, west of Glasgow city centre.

Comprises an entrance hall, a living/dining room, a kitchen, a double bedroom, and a family-size bathroom.

Highlights include a modern fitted kitchen, a stylish bathroom suite, a bay window for the lounge, and tasteful decor throughout. In addition, there is gas central heating, double glazing and good integrated storage.

Ideally located for major educational institutions and superb local amenities, as well as on-street parking within the surrounding area.

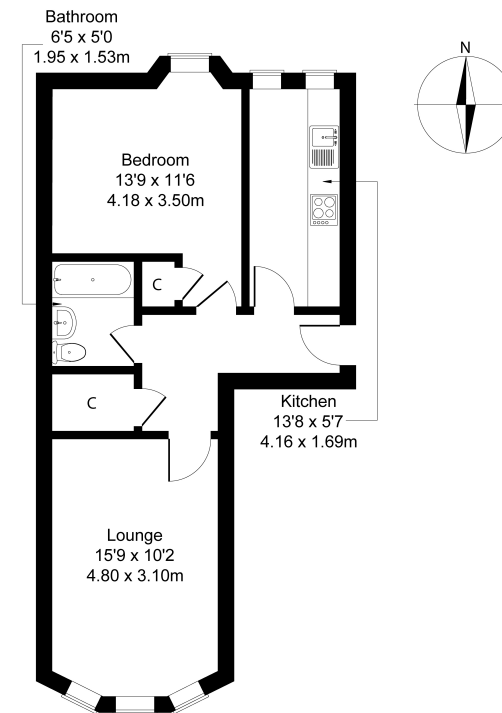
A welcoming entrance hall affords access throughout the property, including a convenient deep built-in cupboard. Set to the front, a spacious living room features ample space for a dining area, carpeted flooring, plain coving, and a bay window enjoying a southerly aspect with plenty of natural light. A modern kitchen is set to the rear, with units and worktops including a sink with a drainer, a tiled surround, and an integrated oven and electric hob; whilst the hall cupboard provides plumbing and space for a utility appliance.

Also, set to the rear, a tastefully finished bedroom includes carpeted flooring, a central light fitting, a built-in wardrobe and space for freestanding furnishing. Completing the accommodation, the bathroom is fitted with a stylish three-piece suite including a shower over the bath and tiled splash walls and flooring.

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Approximate Gross Internal Area: (506 sq ft - 47 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 Cleveden Secondary School and Kelvindale Primary School. Medical practices and larger supermarket shopping is 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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