



Estate Agents and Solicitors

## 1/1, 12 Laurel Street, Partick, Glasgow, G11 7QR

Beautifully Presented & Spacious, Three Bedroom, First Floor Flat

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# Property Description

Beautifully presented and spacious, three-bedroom, first-floor flat, forming part of an impressive, factored, traditional, stone-built tenement. Located in the popular Patrick area, west of Glasgow city centre.

Comprises a reception hall, living/dining room, kitchen, three double bedrooms and a family bathroom.

This charming period property includes tall ceilings, a front-facing bay window, ornate cornice-work, stripped wood-panelled doors, traditional fireplaces and generous room sizes. In addition, there is extensive engineered wood flooring, a fitted kitchen with appliances, gas central heating (new combi boiler fitted in 2023 with 10-year guarantee) and tall sash and case windows.

Externally, there is a well-maintained shared rear garden, and unrestricted parking to the front and on the surrounding streets, with Crow Road Retail Park conveniently close by.

A welcoming and spacious, high-ceilinged entrance hall, with built-in storage, is fitted with engineered wood flooring and displays the tasteful decor found throughout the flat. A classically proportioned reception room enjoys plenty of natural light from a wide, southwest-facing bay window and features ornate plasterwork, an Edinburgh press and a traditional fireplace. Ample space is available for both lounge and dining furniture, whilst a deep, walk-in cupboard could be utilised as a home office. Set to the rear, a generously proportioned kitchen provides space for a dining table and chairs and features a traditional pulley clothes airer and an original characterful range cooker. Fitted traditional cabinets include solid wood worktops and a Belfast sink, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a freestanding washing machine.

Set to the front, the impressively proportioned main bedroom features period cornice work, tall twin windows, and a walk-in wardrobe, whilst a spacious, second bedroom, is similarly well-sized, also set to the front and features a traditional fireplace. To the rear, a third bedroom also features a traditional fireplace and offers a good-sized, versatile space, with options for use. Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a chrome ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (1238 sq ft - 115 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 both the Glasgow Queen Street and Glasgow Central line, with direct trains to Edinburgh and many surrounding areas. There are also several bus services, as well as a subway station, whilst Clydeside Expressway and Clyde Tunnel are within close proximity, both of which link to the M8 motorway. The Kelvin Cycle Way links into the Forth and Clyde Canal cycle path; while there are plenty of local parks, a tennis and bowling club, with Glasgow's Botanic Gardens to the south, Victoria Park to the west and walks along the River Kelvin.





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