

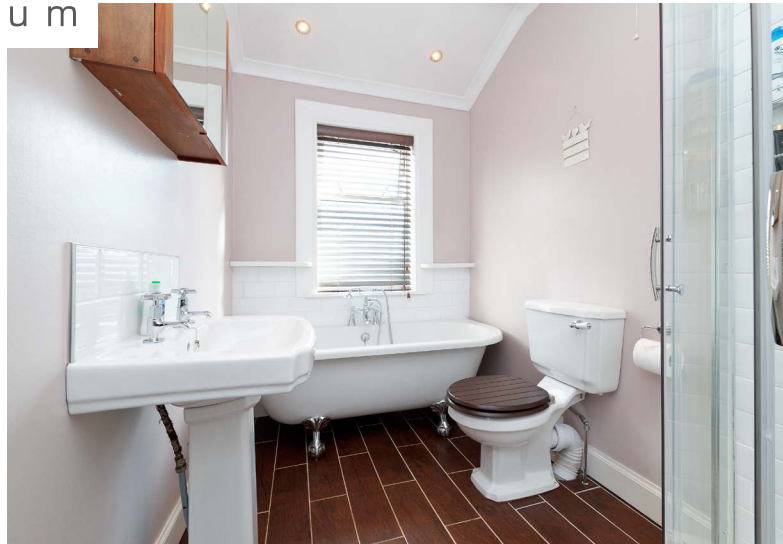


**41 VICTORIA PARK GARDENS SOUTH**

**BROOMHILL**



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# 41 VICTORIA PARK GARDENS SOUTH, BROOMHILL

4 | BEDROOMS   3 | BATHROOMS   2 | PUBLIC ROOMS

**Without doubt, one of the finest examples of its kind on the market, this superb six apartment, flexibly accommodated villa spans over three levels and has a wonderful South facing garden, garage and room for off street parking off the lane to the rear. The property has the added benefit of being in the List 1 catchment for Jordanhill School which The Times recently revealed as Scotland's Top School for a sixth year in a row.**

Extensively upgraded over the years by the current proprietor into a wonderful family home, it is sure to be extremely popular with a number of families across the whole of the West End.

The accommodation on offer extends to; beautiful main door entry leading to a magnificent entrance hall with all the ground floor apartments off, including a formal sitting room, dining room and breakfasting kitchen. There is also ample storage and a downstairs WC.

The original sweeping stair leads to three well-proportioned bedrooms, in particular the principal and second bedroom. There is also a fantastic bathroom and large storage cupboard. A further stairway leads to the top floor where at one point, there were two bedrooms, but this is now one with the use of an en-suite shower room. This level also offers superb eaves storage.

In addition, the property has gas central heating, refurbished windows to the front of the house and the front and back door, oak flooring throughout the ground level (bar the kitchen) and quality carpeting upstairs. It is also beautifully decorated and presented in pristine condition.



**WE4426 | Sat Nav:** 41 Victoria Park Gardens South, Broomhill, Glasgow, G11 7BX

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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## **LOCAL AREA & AMENITIES**

Broomhill is a beautiful, leafy district in the West End of Glasgow bounded by the districts of Thornwood and Partick to the south, Hyndland to the east, and Jordanhill, Scotstoun and Victoria Park to the west.

Broomhill Primary School is the main feeder school to the state secondary schools in the area, Hyndland Secondary and St Thomas Aquinas.

Broomhill has its own shopping centre located on Broomhill Drive, with shops including a newsagent, a laundrette, Papa John's, a dental surgery, Boots and Co-op convenience store. There are also a large number of shops on Crow Road, including cafés and restaurants, such as Café Circa, Kothel and Oscar & Hollys. There is a retail park on Crow Road where a number of national retailers can be found including Marks & Spencer, Sainsburys, Boots, Superdrug and Argos. A further selection of shops and amenities can be found on Clarence Drive, Hyndland Road and Byres Road.

Public transport is available by bus, rail and underground, with a bus service operating on Broomhill Drive and Crow Road, railway stations at Hyndland and Partick and an underground station at Partick. There are also good road links to the City Centre, Glasgow International Airport and beyond.

For The Full Home Report Visit:

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82 Hyndland Road, G12 9UT

Tel: 0141 357 1888 - Email: [westendenq@corumproperty.co.uk](mailto:westendenq@corumproperty.co.uk) - Fax: 0141 357 1188