



**FIRST FLOOR 3 BANAVIE ROAD**

PARTICKHILL

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2 | BEDROOMS

1 | BATHROOM

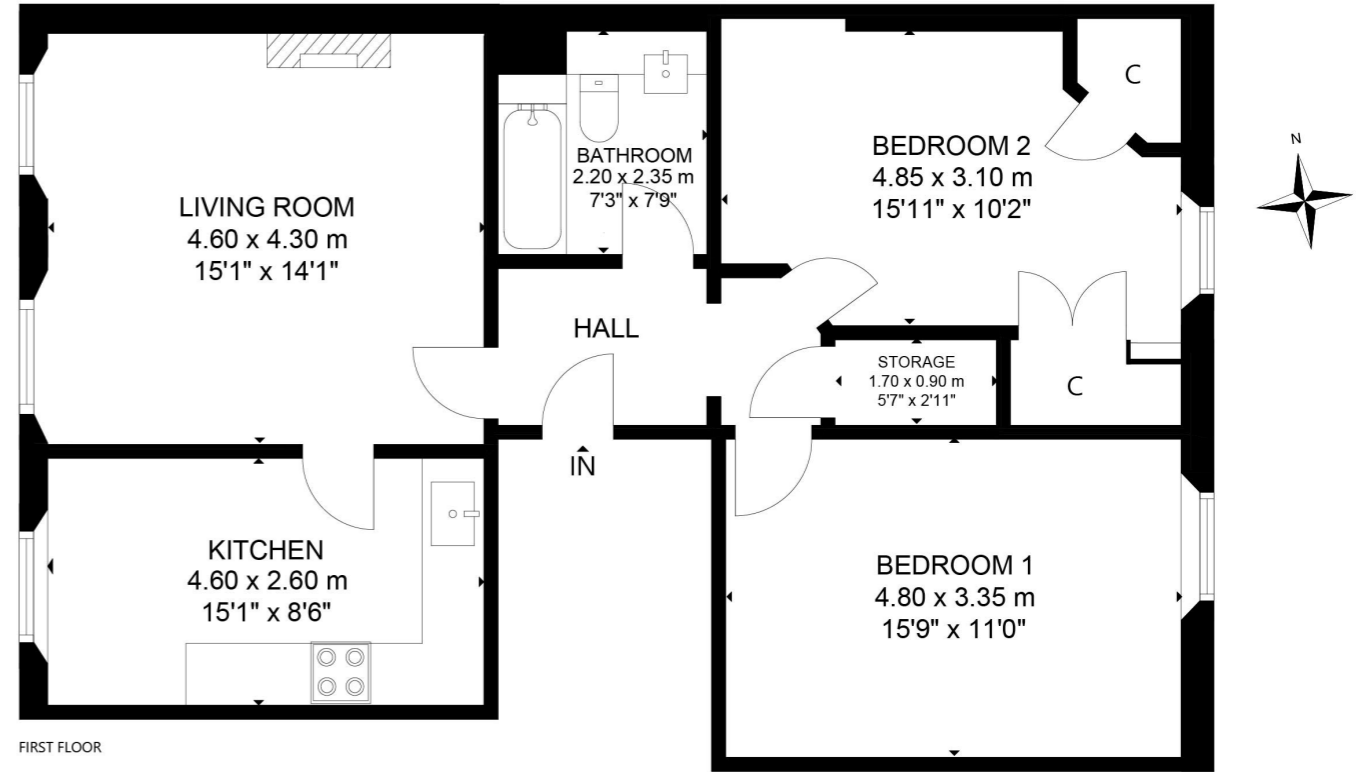
1 | PUBLIC ROOM

Occupying the first floor of a townhouse conversion at 3 Banavie Road is this stunning, two bedroom flat, located on a beautiful tree lined street in the highly sought after Partickhill district. Set back from the main road with a well-kept front communal garden, the property itself is finished to a high standard throughout and is in true walk-in condition.

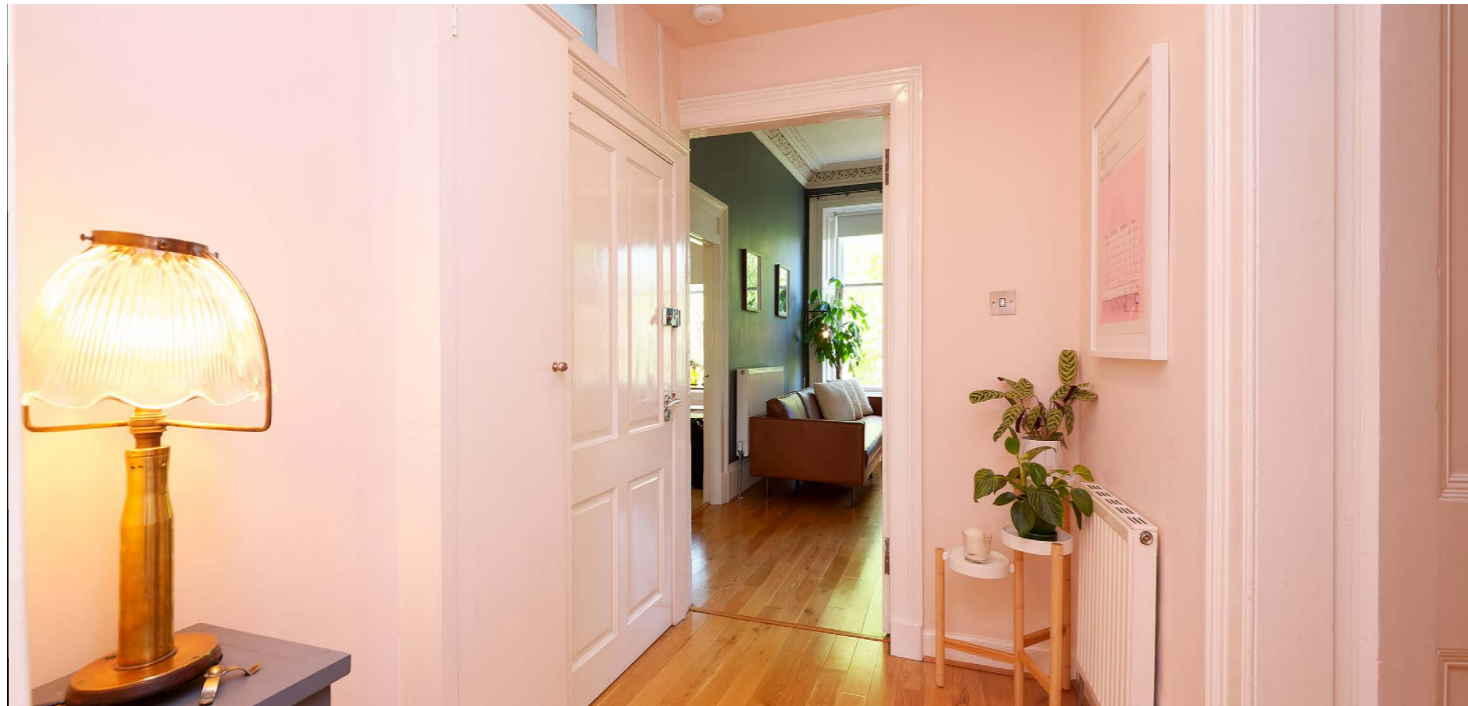
The internal accommodation comprises; welcoming reception hallway with generous, walk-in storage cupboard, large lounge with a newly restored marble feature fireplace, high ceilings with original cornicing and ample natural light, and an excellent sized, refurbished dining kitchen with a selection of base and wall mounted units and integrated appliances. There are two generously sized double bedrooms with both having excellent storage space and finally, a modern bathroom with over bath shower completes the accommodation on offer.

The property has gas central heating with Nest thermostat system, double glazed sash windows, communal front and rear gardens and shared residents' parking. On street parking permits are also available on request via Glasgow City Council.





1-1, 3 BANAVIE ROAD, GLASGOW, G11 5AW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 873 SQ FT / 81 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Partickhill Road is equidistant to both Hyndland Road and Dumbarton Road and is ideally located for the wide variety of local shops, cafés, bars and eateries in the area. Hyndland Road offers a good selection and Byres Road offers even more, including a library, cinema and underground station. The area as a whole proves popular with those requiring access to Glasgow University, Kelvingrove Park and Art Galleries, and the Botanic Gardens. There are also excellent road networks linking to the M8, accessing central Scotland and Glasgow International Airport. The property is well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

**WE4562** | Sat Nav: 3 Banavie Road, Partickhill, Glasgow, G11 5AW

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



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