



**2/1 6 NORTH GARDNER STREET**  
**PARTICKHILL**

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

2/1 6 North Gardner Street is a highly sought after, four bedroom second floor flat occupying an enviable position in Partickhill, with views across Partick Bowling Club and a plethora of local amenities and transport links nearby. This red, B-Listed, sandstone tenement property has retained some beautiful original features such as stained-glass panels, cornice detailing and traditional Glasgow green external paintwork.

The property is initially accessed via a secure entry system leading to an immaculate common close and rear communal garden. The internal accommodation comprises; entrance vestibule, large welcoming reception hallway with storage off and a spacious bay window lounge with feature fireplace. There is a superb dining kitchen with utility room off, making this the true heart of this family home, four generous sized double bedrooms and a wonderful modern family bathroom, designed by The Albion Bath Company. A further shower room located off the main hallway completes the accommodation on offer.

In addition, the property benefits from traditional fireplaces and light-fittings throughout, gas central heating, secure entry system, and well maintained communal rear gardens. Residents on street permit parking is also available to request via Glasgow City Council.





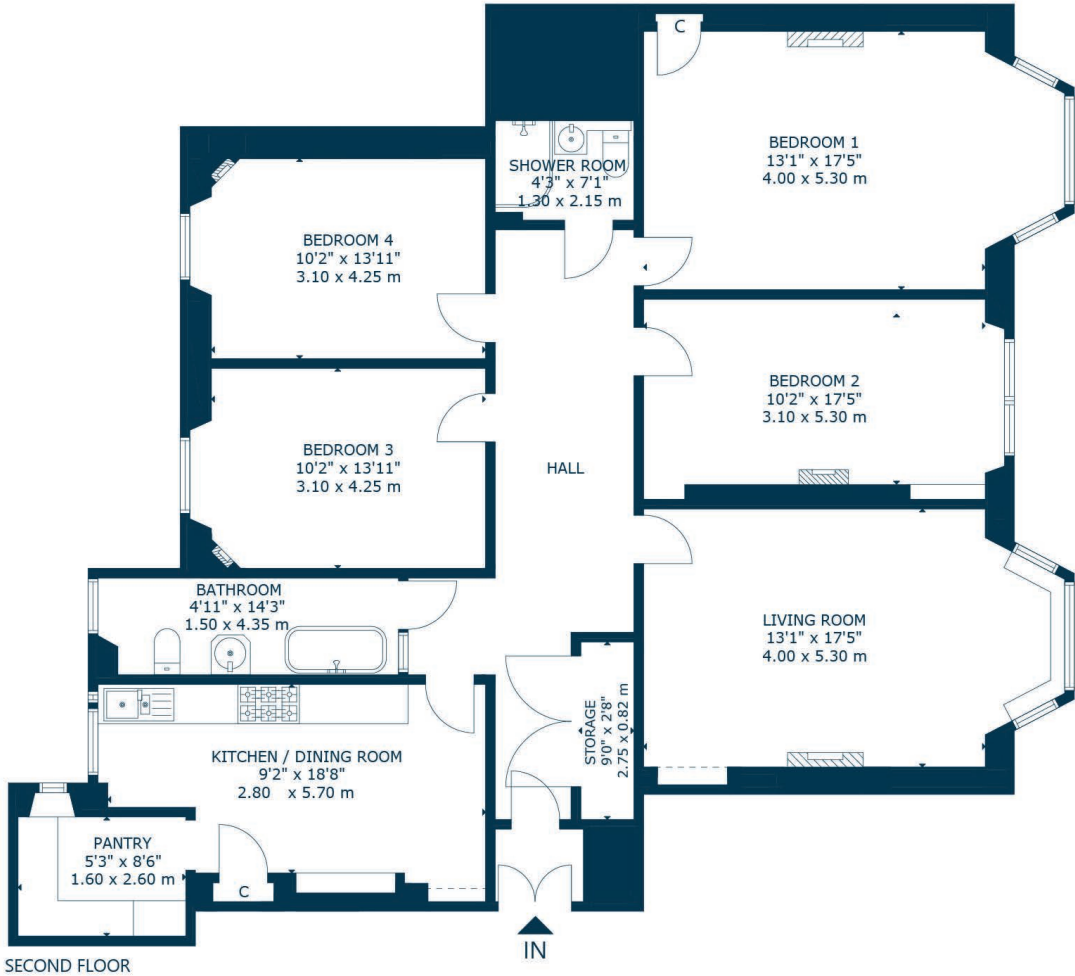












Partickhill Road is equidistant to both Hyndland Road and Dumbarton Road and is ideally located for the wide variety of local shops, cafés, bars and eateries in the area.

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.

**WE4857** | Sat Nav: 6 North Gardner Street, Partickhill, Glasgow, G11 5BT

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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