



40A BALSHAGRAY DRIVE
BROOMHILL

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4 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

This fantastic, main door, upper conversion is simply superb. The full original building is C-Listed and built in 1892-95. Offering a wonderful private garden and spacious rooms with stunning original features, the property provides flexible living space. The building has been extremely well maintained over the years by our client and will suit a wide range of buyers.

The property is located within the popular Broomhill district that offers excellent transport links and a wide variety of beautiful independent shops, restaurants and bars including Spirito, Kothel and The Marlborough.

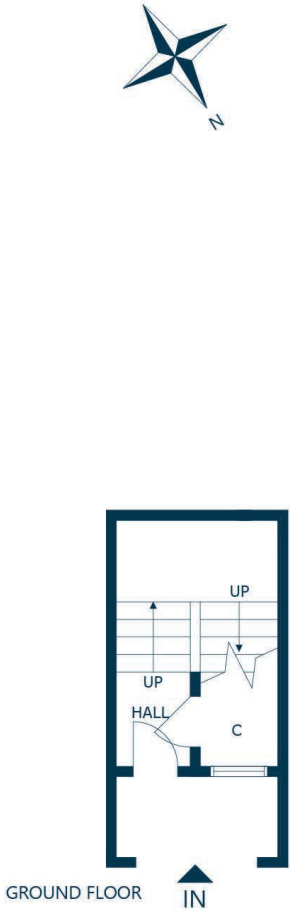
The accommodation comprises: a welcoming reception hall via the original storm doors and stained glass main door, sweeping stair with a large feature window allowing natural light to flood the apartment on the first floor landing. There is a stunning sitting room with feature marble fire, four well-proportioned bedrooms, in particular the principle that is situated to the rear of the property. There is a breakfasting kitchen with a range of base and wall mounted units and integrated appliances, and finally a family bathroom.

Some notable features include panel herringbone flooring in the sitting room, gas central heating and feature fire surrounds. The landscaped garden is superb, and the perfect space for children and entertaining.









GROUND FLOOR



FIRST FLOOR

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, The Marlborough and Wee Paree. 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.

WE4920 | Sat Nav: 40 Balshagray Drive, Broomhill, G11 7DD

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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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