



**3/2 39 OLD DUMBARTON ROAD**

**YORKHILL**

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**3/2 39 Old Dumbarton Road is a highly desirable two-bedroom, top floor flat in the popular Yorkhill district, with open aspects to the front and rear of the property.**

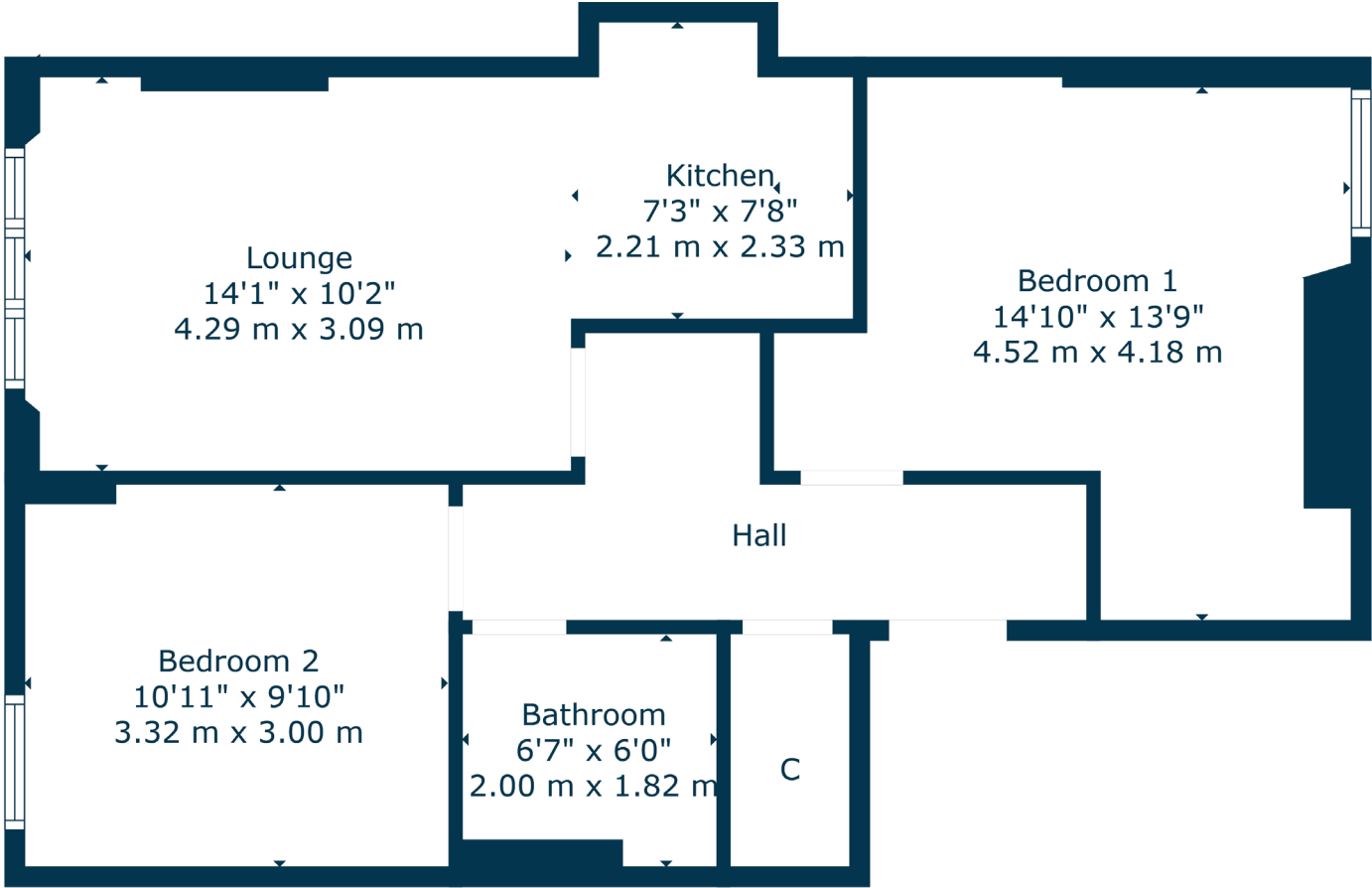
The building is initially entered via a secure entry system leading to a residents' communal hall with access to the residents' gardens to the rear. The internal accommodation comprises: welcoming reception hallway with storage cupboard off, a good sized lounge to the front which is open plan to the modernised kitchen, which boasts a range of base and wall mounted units, and space for dining. There are two comfortably proportioned double bedrooms, both offering ample space for free-standing storage and to complete the internal accommodation, there is a well-appointed main bathroom with three-piece suite and over bath shower.

The property further benefits from gas central heating, well-maintained communal rear gardens and on street permit parking can be requested via Glasgow City Council.









The Yorkhill district is ideally located close to a wealth of local amenities/transport links and is just off Argyle Street and the Finnieston area. There are excellent local bars and restaurants including The Ox & Finch, The Gannet, Six by Nico, Kelvingrove Café, The Butcher Shop Bar & Grill, The Crab Shakk and The Finnieston. There is modern housing, office, retail, leisure and arts & culture developments, including the famous Kelvingrove Art Galleries and Riverside Museum.

There are also excellent road networks linking to the City Centre, M8 and the Kingston Bridge for Glasgow's International Airport. The property is well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

**WE5141** | Sat Nav: 3/2 39 Old Dumbarton Road, Yorkhill, Glasgow, G3 8RD

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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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