



6/1 259 CLARENCE DRIVE

BROOMHILL

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3 | BEDROOMS

2 | BATHROOMS

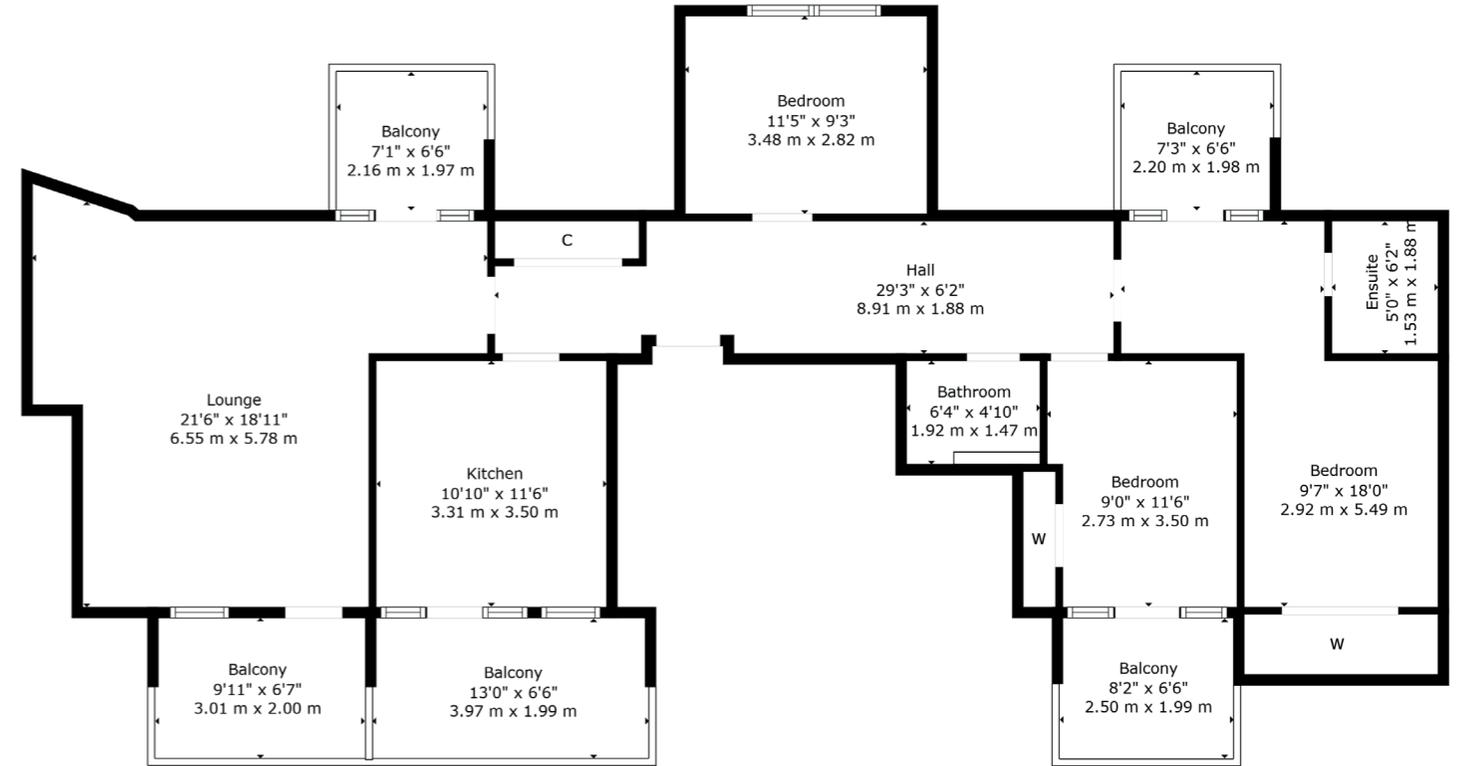
1 | PUBLIC ROOM

This incredible penthouse apartment is located within the superb modern development at the top of Clarence Drive, just before the start of Crow Road in the Broomhill area. Built by Tulloch Homes in 2001, the development is popular with upsizers and downsizers alike, and benefits from residents' private parking, well maintained communal grounds and secure entry.

This truly unique apartment benefits from five balconies allowing you to enjoy the warmer days in the morning, afternoon and evening, as all aspects are covered. Naturally, the views are also superb across the West End and beyond. The building benefits from lift access, residents' communal hall and the internal accommodation comprises; welcoming reception hall with ample storage off, spacious lounge and dining area, stylish kitchen, three bedrooms, principal with en-suite and a family bathroom. The balconies are located off the lounge (x2), kitchen and bedrooms one and two.

In addition, the property benefits from gas central heating and double glazing.





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.

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.

WE5247 | Sat Nav: 259 Clarence Drive, Broomhill, Glasgow, G11 7JU

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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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