



3/2 33 PARTICKHILL ROAD
PARTICKHILL

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c o r u m



2 | BEDROOMS

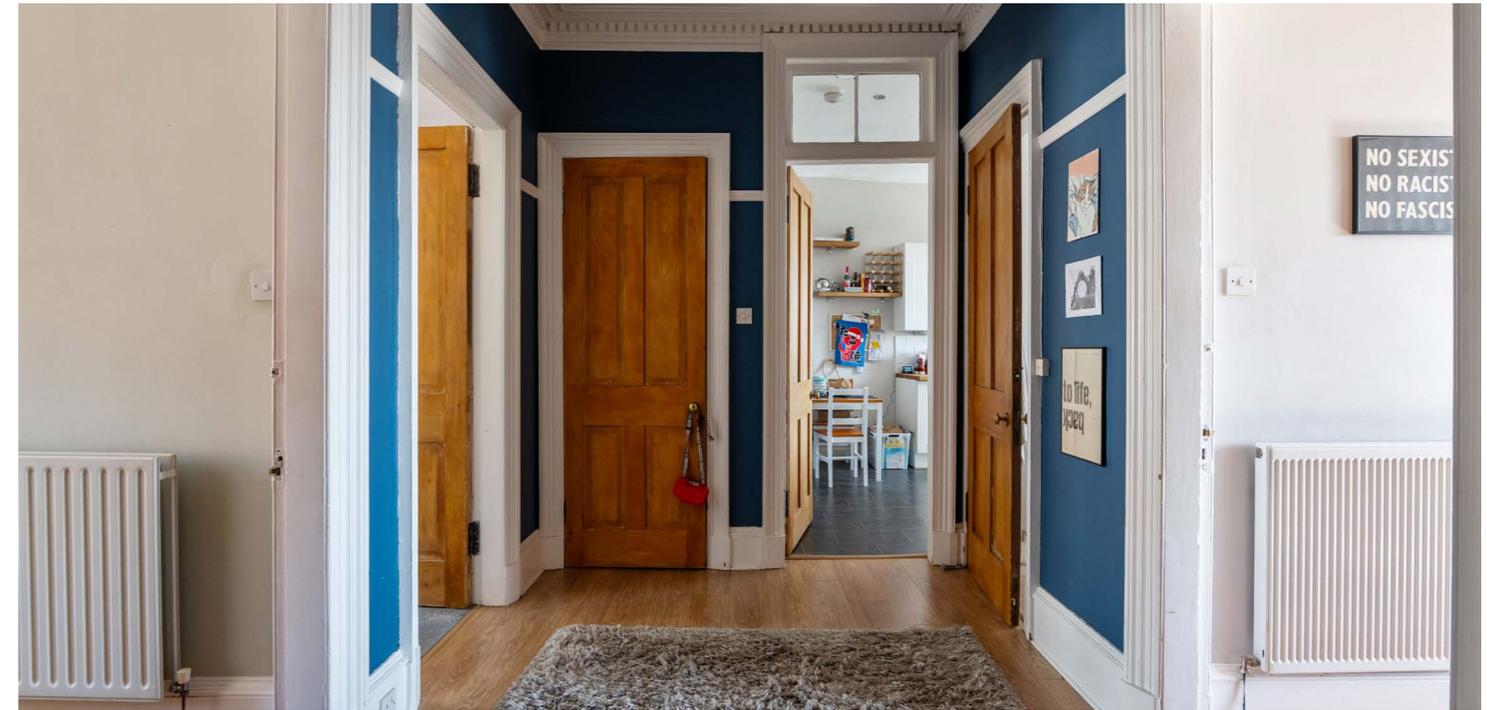
1 | BATHROOM

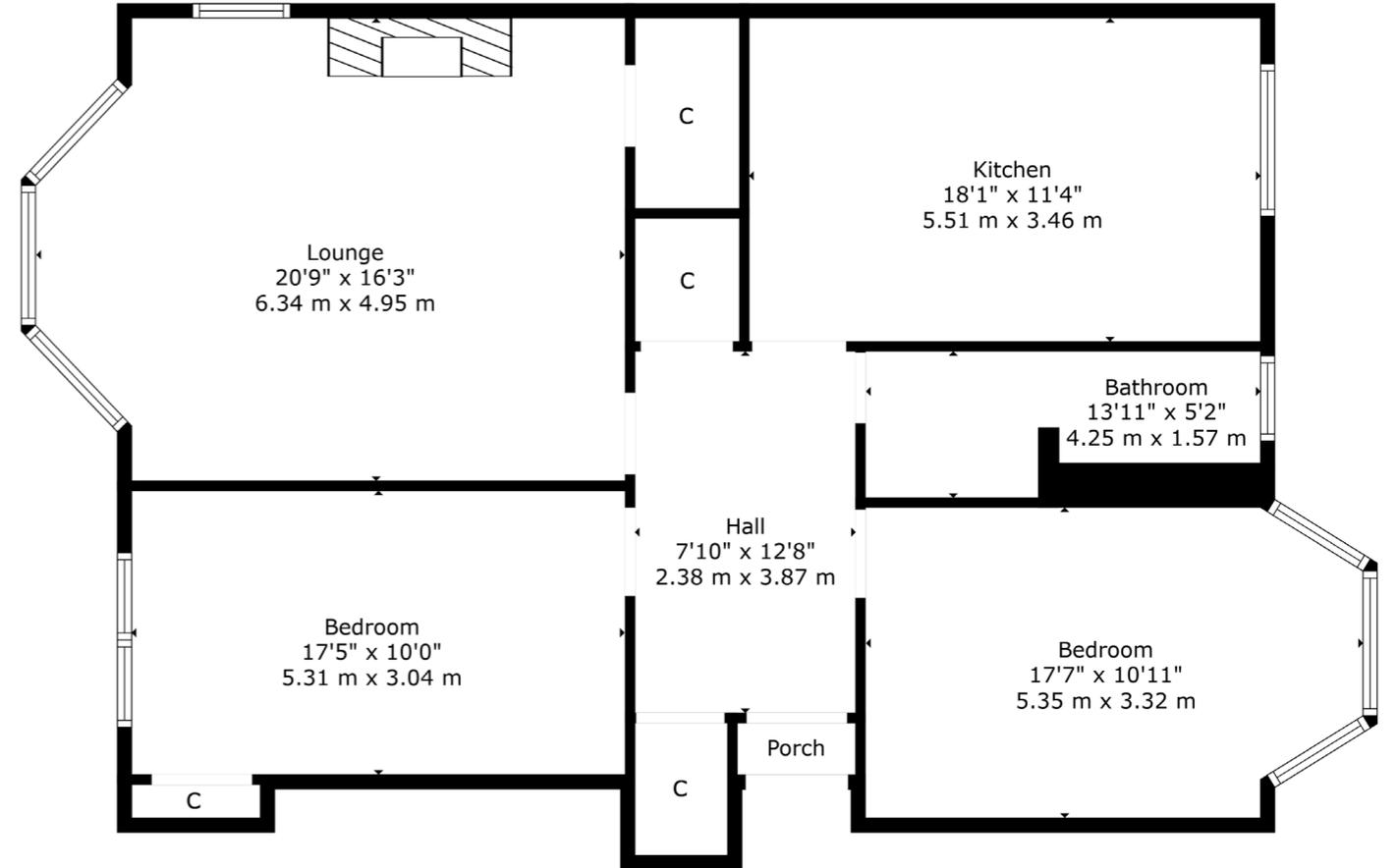
1 | PUBLIC ROOM

3/2 33 Partickhill Road is a fantastic top floor flat that has been well maintained and boasts open aspects to the front, overlooking the bowling green.

The property is flooded with natural light due to its elevated position and is initially accessed via entry to a well-maintained residents' hall, which in turn provides access to the immaculate residents' gardens at the rear. The internal accommodation comprises; entrance vestibule, a large welcoming reception hallway with ample storage off, and a dual aspect bay-windowed lounge with feature fireplace, a large walk-in cupboard, and open aspects over Partickhill Bowling Club and down Partickhill Road. There is a modernised dining kitchen to the rear, boasting a range of base and wall-mounted units, integrated appliances and dining space, and two well-proportioned double bedrooms, both offering ample space for free-standing storage with the principal bay windowed bedroom to the rear also boasting open aspects. A stylish family bathroom with a three-piece suite completes the accommodation on offer.

The flat benefits from gas central heating, double glazing throughout, and residents' on-street permit parking can be requested 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.

The property is well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

WE5263 | Sat Nav: 33 Partickhill Road, Partickhill, Glasgow, G11 5BP

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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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