



3/1 53 BEECHWOOD DRIVE
BROOMHILL

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2 | BEDROOMS

1 | BATHROOM

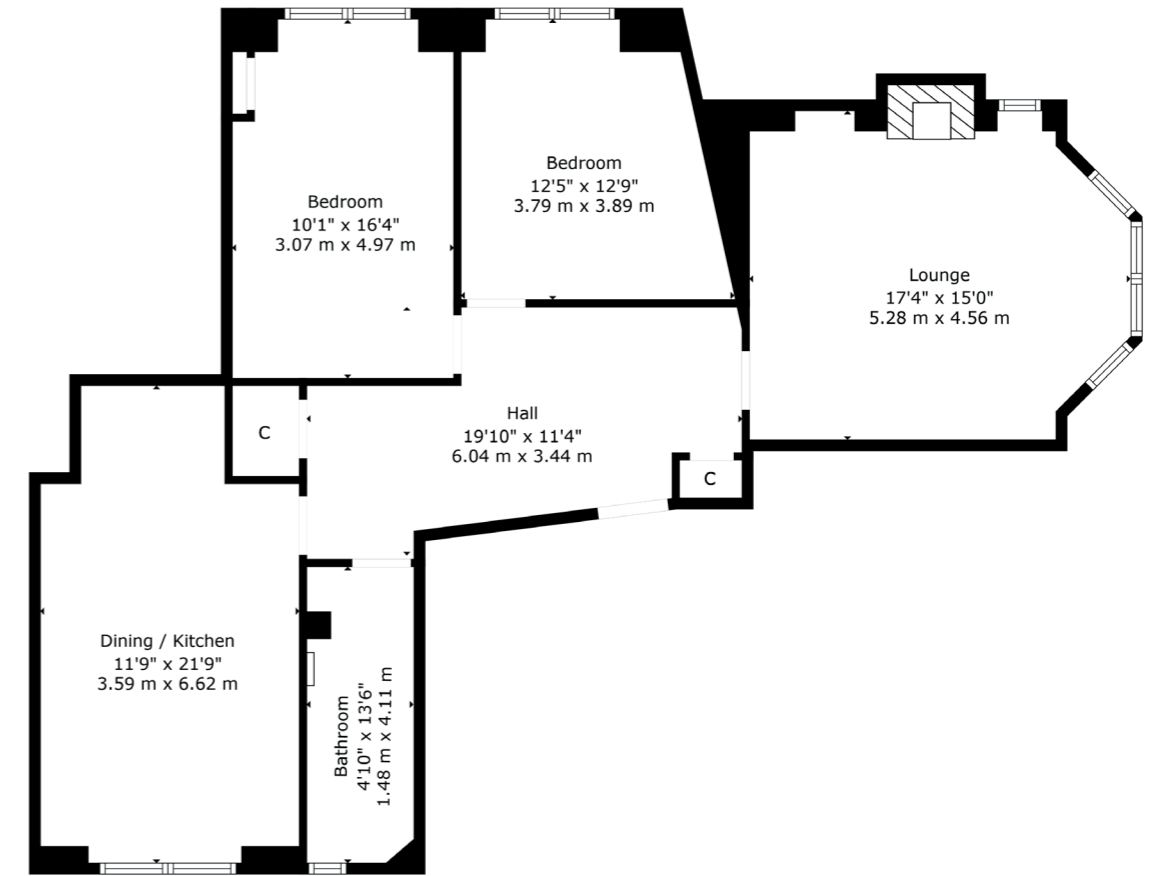
1 | PUBLIC ROOM

Situated on the top floor at 53 Beechwood Drive, is this superb and beautifully presented two-bedroom, dining kitchen tenement flat with uninterrupted views. Located in the very heart of Broomhill and in close proximity to enjoy the extensive amenities the local area has to offer, the property is certain to be of interest to a wide range of buyers.

The tenement is accessed via a secure entry system leading into a very well-maintained communal hall and in turn provides access to the well-maintained residents rear gardens. The expansive internal accommodation, which has been lovingly maintained by the current owner, comprises; welcoming reception hall with two storage cupboards off, and a fantastic dual aspect bay windowed lounge with feature fireplace and stunning open views, which in turn floods the property with natural light. To the rear, is a superb modern dining kitchen with plentiful supply of base and wall mounted units, integrated appliances and ample space for dining, ideal for entertaining and family living. There are two well portioned double bedrooms, both again offering open aspects to the side of the property. Finally, there is a stylish family shower room from Porcelanosa completing the tasteful accommodation on offer.

The property has sash and case windows, gas central heating and a secure entry system.





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 Patee. 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.

WE5266 | Sat Nav: 53 Beechwood Drive, Broomhill, Glasgow, G11 7EU

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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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