



425 CROW ROAD

BROOMHILL

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c o r u m



4 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Located in the List 1 Catchment for Jordanhill School is this truly superb, purpose built, main door, four bedroom upper level villa, with an astonishing rear garden, and is an incredible family home, offering plenty space for an expanding or large family. Built in 1855 and C-Listed, the property not only benefits from its own main door, but there is also a garage and ample external under-stair storage. The garden is without doubt the property's most sought after feature and has a large lawned area, seating, and is South/Westerly facing, which allows you to enjoy the sun all day and well into the evening.

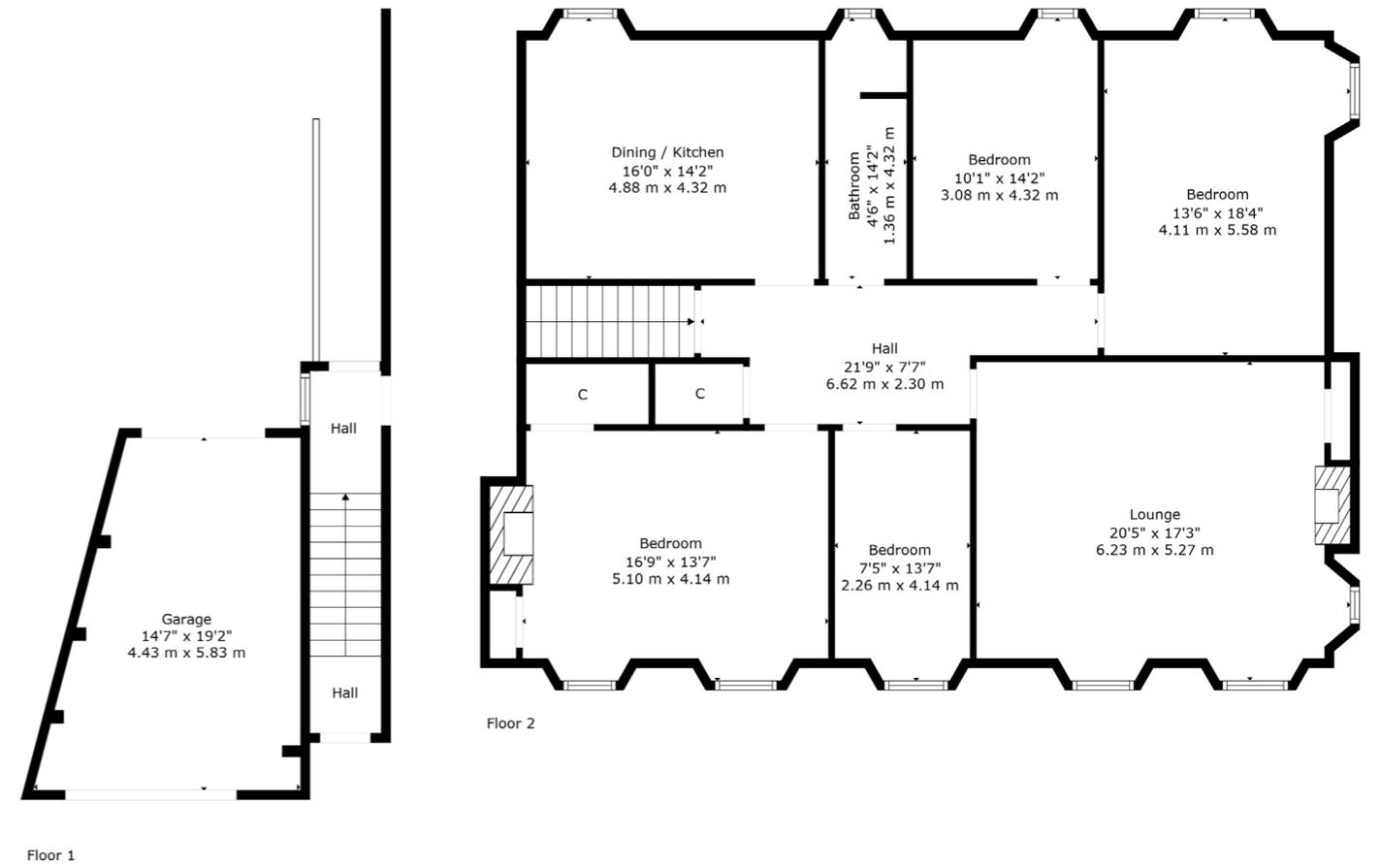
The internal accommodation comprises; main door entry, entrance hall and stair, on the half landing back door to the rear garden, and at the upper landing, a fabulous large reception hall with storage off, four well-proportioned double bedrooms, beautiful, dual aspect corner lounge, and a stunning re-fitted dining kitchen with aspects onto the garden. A very stylish family bathroom completes the accommodation on offer.

Some notable features include wonderful decorative cornicework, hardwood floors, double glazing, gas central heating, original fire surrounds, wood burner, stained glass and as previously mentioned, private driveway and garage.









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, and the property is in List 1 catchment for Jordanhill School.

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.

WE5296 | Sat Nav: 425 Crow Road, Broomhill, Glasgow, G11 7DZ

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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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