



**0/2 27 BROOMHILL AVENUE**  
BROOMHILL

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

0/2 27 Broomhill Avenue is a stunning, two bedroom, ground floor duplex apartment, with private allocated parking, in the highly desirable Broomhill district. In 2017, Kelvin Properties began the dramatic transformation of the C-listed former Broomhill Public School building. The result was a collection of 33 spacious and modern apartments, now known as The Atrium. The building has been elegantly restored and redesigned, and offers without doubt one of the most beautiful communal areas in the West End, video security entry, magnificent central courtyard/residents' communal area and lift access to all levels.

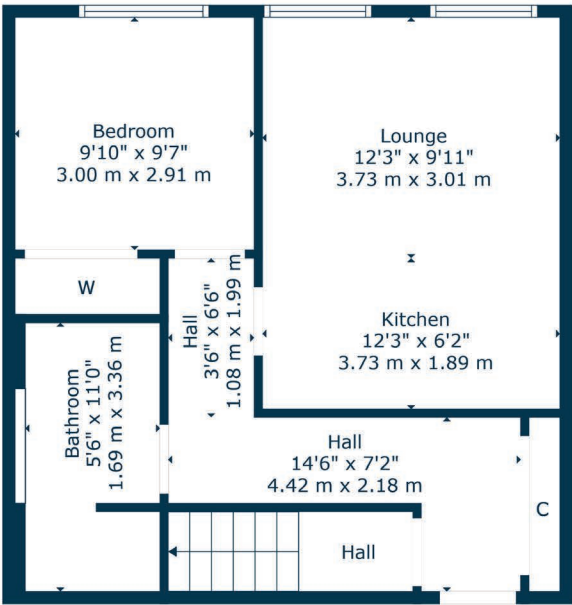
The stylish internal accommodation comprises; a stunning reception hall with storage off, large open plan living room and kitchen, second bedroom and a modern family bathroom. Upstairs on a mezzanine level, there is a principal bedroom with a beautiful en-suite shower room. The contemporary German Häcker kitchen benefits from integrated Siemens appliances and the bathroom and en-suite have Laufen sanitary ware and Porcelanosa tiles. Our client's taste is impeccable and the property is immaculately presented.

The property benefits from gas central heating, double glazing, an allocated private parking space, bike storage and wonderful residents' garden grounds, maintained by the factor Taylor & Martin.

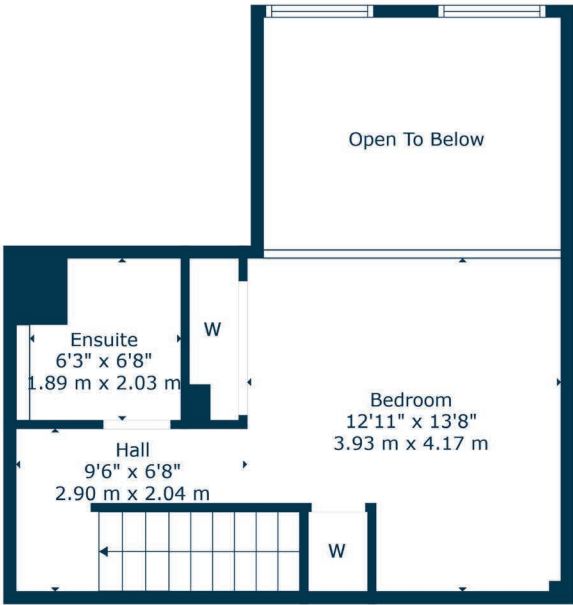








Floor 1



Floor 2

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.

**WE5353** | Sat Nav: 0/2 27 Broomhill Avenue, Broomhill, Glasgow, G11 7BF

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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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