



**3/2 27 BROOMHILL AVENUE**  
BROOMHILL

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

In 2016 Kelvin Properties began the dramatic transformation of the former Broomhill Public School building which was a listed building that had lay derelict for almost a decade. The result was a collection of 29 spacious and modern apartments and four exquisite penthouses. The building has been elegantly restored and redesigned and offers without doubt one of the most beautiful communal areas in the West End.

The building is initially accessed via video security entry leading to magnificent central courtyard/residents' communal area and lift access to all levels. The building is also managed by the very reputable Taylor & Martin.

The internal accommodation comprises; large welcoming reception hall with storage and utility off. The apartment is situated on Westerly corner of the building with stunning aspects towards the River Clyde and beyond. There is a wonderful open plan lounge and kitchen with a fantastic terrace off, perfect for outside entertaining and enjoying the afternoon and evening sun. There are three excellent double bedrooms, the principal with a stylish en-suite shower room, and there is a family bathroom off the hall.

In addition, the property benefits from gas central heating and double glazing. The contemporary German kitchen by Cameron Interiors benefits from integrated Siemens appliances and the bathroom and en suite have Laufen sanitaryware and Porcelanosa tiles. There are also wonderful residents' garden grounds and the property has one private parking space.

Viewing is highly recommended to appreciate the level of accommodation on offer.





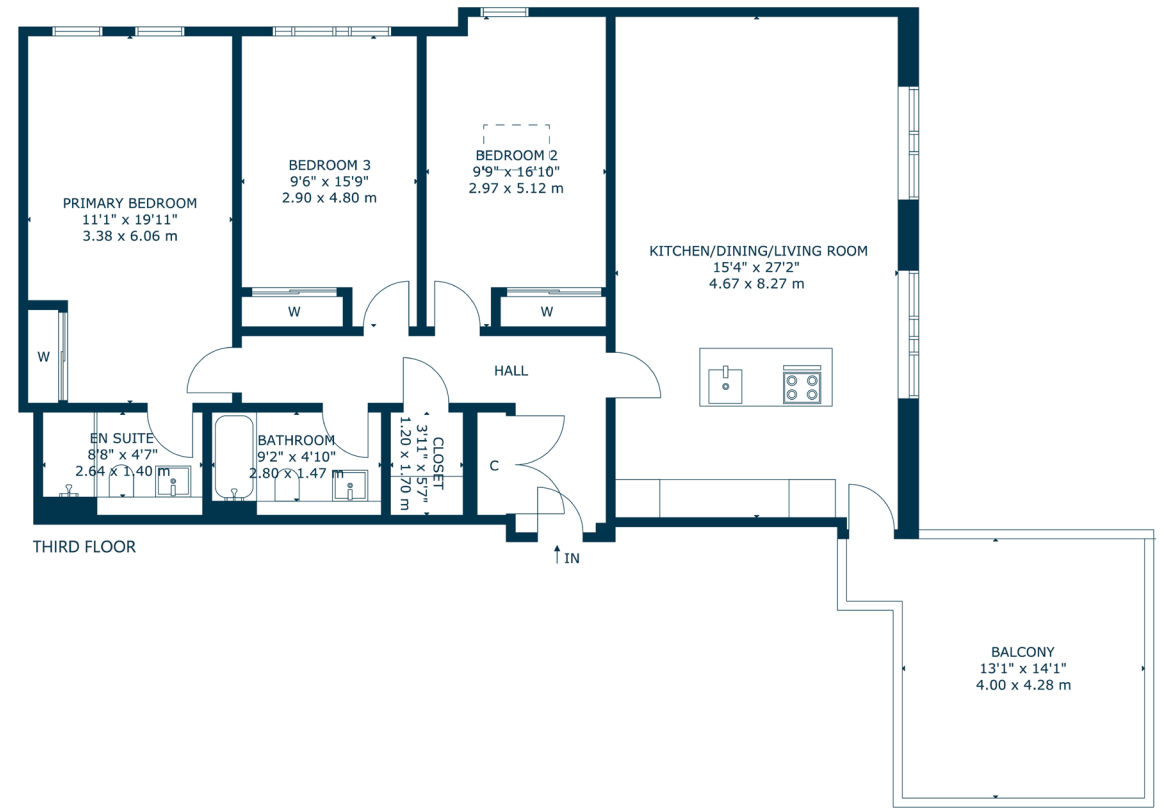












Broomhill is a beautiful, leafy district in the West End of Glasgow bounded by the districts of Thornwood and Partick to the south, Hyndland to the east, and Jordanhill, Scotstoun and Victoria Park to the west.

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.

**WE5376** | Sat Nav: 3/2 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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