



**3/2 257 CLARENCE DRIVE**  
BROOMHILL

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**3/2 257 Clarence Drive is a fantastic, three-bedroom modern apartment, located in the highly desirable Broomhill district, offering uninterrupted views to the front and private parking to the rear.**

This incredible modern apartment is located within the superb modern development at the bottom of Clarence Drive, just before the start of Crow Road in the Broomhill area. Built by Tulloch Homes in 2001, the development is popular with upsizers and downsizers alike, and benefits from residents' private parking, well maintained communal grounds, lift access and secure entry.

Internally, the accommodation comprises; welcoming reception hallway with storage cupboard off, a bright and spacious lounge to the front offering striking uninterrupted views and an expansive modern dining kitchen to the rear, boasting a range of base and wall mounted units, ample space for dining and open views. There are three spacious double bedrooms, two of which offer built-in storage and the principal further boasting a modern ensuite shower room. To complete the accommodation, there is a well-appointed family bathroom with three-piece suite and shower over bath.

In addition, the property benefits from gas central heating, a private allocated parking space and double glazing throughout.

















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.

**WE5393** | Sat Nav: 3/2 257 Clarence Drive, Broomhill, Glasgow, G11 7JU

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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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